Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7/273 Canterbury Road, Bayswater North Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $490,000 & $520,000

Median sale price

Median price $656,500 Property Type Unit Suburb Bayswater North

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4/273 Canterbury Rd BAYSWATER NORTH 3153	$550,000	15/10/2021
2	8/277 Canterbury Rd BAYSWATER NORTH 3153	$548,000	08/10/2021
3	5/353 Bayswater Rd BAYSWATER NORTH 3153	$517,000	25/11/2021

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 27/01/2022 12:44

7/273 Canterbury Road, Bayswater North Vic 3153



2 1 1

Rooms: 4
Property Type: Unit
Land Size: 244 sqm approx

Agent Comments

Indicative Selling Price
$490,000 - $520,000
Median Unit Price
December quarter 2021: $656,500

Comparable Properties

4/273 Canterbury Rd BAYSWATER NORTH 3153 (VG)

2 - -

Agent Comments

Price: $550,000
Method: Sale
Date: 15/10/2021
Property Type: Flat/Unit/Apartment (Res)



8/277 Canterbury Rd BAYSWATER NORTH 3153 (REI/VG)

2 1 1

Agent Comments

Price: $548,000
Method: Private Sale
Date: 08/10/2021
Property Type: Unit



5/353 Bayswater Rd BAYSWATER NORTH 3153 (REI/VG)

2 1 1

Agent Comments

Price: $517,000
Method: Private Sale
Date: 25/11/2021
Property Type: House
Land Size: 216 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

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