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	2/31-35 Glen Park Road Bayswater North VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$450,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Bayswater North
Period-from	01 May 2020	to	30 Apr 2021	Source	Corelogic

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 6 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
5/311 Canterbury Road Bayswater North VIC 3153	$450,000	09-Feb-21
3/14 Tintern Avenue Bayswater North VIC 3153	$470,000	10-Dec-20
32/24-28 Glen Park Road Bayswater North VIC 3153	$490,000	15-Mar-21

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 6 months.~~

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5/311 Canterbury Road Bayswater North VIC 3153

2 1 1

Sold Price **$450,000** Sold Date **09-Feb-21**

Distance **0.53km**



3/14 Tintern Avenue Bayswater North VIC 3153

2 1 1

Sold Price **$470,000** Sold Date **10-Dec-20**

Distance **1.7km**



32/24-28 Glen Park Road Bayswater North VIC 3153

2 1 1

Sold Price RS **$490,000** Sold Date **15-Mar-21**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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