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	1/320 Canterbury Road, Bayswater North Vic 3153

Indicative selling price

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

Range between $650,000 & $695,000

Median sale price

Median price $712,000 Property Type House Suburb Bayswater North

Period - From 01/10/2019 to 31/12/2019 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	2/641 Mountain Hwy BAYSWATER 3153	$675,000	15/01/2020
2	3/10 Maida Av BAYSWATER 3153	$670,000	30/11/2019
3	4/639 Mountain Hwy BAYSWATER 3153	$635,000	31/10/2019

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: 20/02/2020 12:17

1/320 Canterbury Road, Bayswater North Vic 3153



- -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$650,000 - $695,000
Median House Price
December quarter 2019: $712,000

Comparable Properties



2/641 Mountain Hwy BAYSWATER 3153 (REI)

3 2 2

Price: $675,000
Method: Private Sale
Date: 15/01/2020
Rooms: 5
Property Type: House

Agent Comments



3/10 Maida Av BAYSWATER 3153 (REI)

3 1 2

Price: $670,000
Method: Auction Sale
Date: 30/11/2019
Rooms: 4
Property Type: Unit

Agent Comments

4/639 Mountain Hwy BAYSWATER 3153 (REI/VG)

3 2 2

Price: $635,000
Method: Private Sale
Date: 31/10/2019
Property Type: Townhouse (Res)
Land Size: 112 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.