

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

10/235 CANTERBURY 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

\$599,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Jun 2023

to

31 May 2024

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

Address of comparable property	Price	Date of sale
11/235 CANTERBURY ROAD BAYSWATER NORTH VIC 3153	\$599,999	19-Feb-24

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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**11/235 CANTERBURY ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$599,999** Sold Date **19-Feb-24**

Distance **0.01km**

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

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