

## 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

22/320 CANTERBURY ROAD BAYSWATER NORTH VIC 3153

### Indicative selling price

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

Single Price

or range  
between

\$598,200

&

\$658,000

### 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

|  |           |           |
|--|-----------|-----------|
| 11/235 CANTERBURY ROAD BAYSWATER NORTH VIC 3153    | \$599,999 | 19-Feb-24 |
| 18/191-193 BAYSWATER ROAD BAYSWATER NORTH VIC 3153 | \$695,000 | 23-Apr-24 |
| 20/25-29 GLEN PARK ROAD BAYSWATER NORTH VIC 3153   | \$625,000 | 23-Apr-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.~~

This Statement of Information was prepared on: 19 June 2024

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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 **1.02km**



**18/191-193 BAYSWATER ROAD  
BAYSWATER NORTH VIC 3153**

 2  2  1

Sold Price <sup>RS</sup> **\$695,000** Sold Date **23-Apr-24**

Distance **1.41km**



**20/25-29 GLEN PARK ROAD  
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price <sup>RS</sup> **\$625,000** Sold Date **23-Apr-24**

Distance **0.69km**

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

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