

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

3/305-307 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

or range
between

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 May 2023

to

30 Apr 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

2/305-307 CANTERBURY ROAD BAYSWATER NORTH VIC 3153	\$640,000	09-Dec-23
2/8 SINCLAIR ROAD BAYSWATER VIC 3153	\$712,000	06-Mar-24
3/456 DORSET ROAD BORONIA VIC 3155	\$720,000	17-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.~~

This Statement of Information was prepared on: 01 May 2024

Renata Illingworth

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**2/305-307 CANTERBURY ROAD
BAYSWATER NORTH VIC 3153**

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Sold Price **\$640,000** Sold Date **09-Dec-23**Distance **0.02km****2/8 SINCLAIR ROAD BAYSWATER
VIC 3153**

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Sold Price ^{RS} **\$712,000** ^{UN} Sold Date **06-Mar-24**Distance **1.96km****3/456 DORSET ROAD BORONIA
VIC 3155**

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Sold Price ^{RS} **\$720,000** Sold Date **17-Feb-24**Distance **1.72km****RS** = Recent sale**UN** = Undisclosed Sale

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