

19/320 Canterbury Road, Bayswater North Vic 3153

LJ Hooker

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Indicative Selling Price

\$550,000 - \$590,000

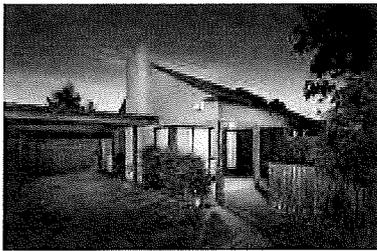
Median Unit Price

Year ending March 2020: \$505,000



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



2/43 Orange Gr BAYSWATER 3153 (REI)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 23/04/2020
Rooms: 3
Property Type: Unit



1/40 Scoresby Rd BAYSWATER 3153 (VG)

Agent Comments



Price: \$560,000
Method: Sale
Date: 23/12/2019
Property Type: Flat/Unit/Apartment (Res)

1/2 Orange Gr BAYSWATER 3153 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 08/01/2020
Property Type: Flat/Unit/Apartment (Res)

Account - LJ Hooker Croydon | P: 03 9725 8811 | F: 03 9725 4240



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.

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: 19/320 Canterbury Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price: \$505,000 Property Type: Unit Suburb: Bayswater North
Period - From: 01/04/2019 to: 31/03/2020 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	2/43 Orange Gr BAYSWATER 3153	\$570,000	23/04/2020
2	1/40 Scoresby Rd BAYSWATER 3153	\$560,000	23/12/2019
3	1/2 Orange Gr BAYSWATER 3153	\$550,000	08/01/2020

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: 15/06/2020 16:01