

Statement of Information  
**Single residential property located in  
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



**Property offered for sale**

Address  
Including suburb and  
postcode 32/56 Hamilton Road, Bayswater

**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 \$400,000 & \$440,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$580,000 \*House \*Unit X Suburb Bayswater

Period - From 01/10/2017 to 31/12/2017 Source Property Data

**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
19 Faraday Road, Croydon South	\$465,000	28/10/2017
28/24-28 Glen Park Road, Bayswater North	\$440,000	05/01/2018
40/26-32 Elmhurst Road, Bayswater North	\$432,000	23/08/2017