

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

|                                                 |                                             |
|-------------------------------------------------|---------------------------------------------|
| <b>Address</b><br>Including suburb and postcode | 5/56-60 Hamilton Road Bayswater North, 3153 |
|-------------------------------------------------|---------------------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

|               |                       |
|---------------|-----------------------|
| Range between | \$660,000 & \$720,000 |
|---------------|-----------------------|

### Median sale price

|               |             |               |              |        |                   |
|---------------|-------------|---------------|--------------|--------|-------------------|
| Median price  | \$722,000   | Property Type | NOT PROVIDED | Suburb | BAYSWATER NORTH   |
| Period - From | 01-Jan-2024 | to            | 31-Dec-2024  | Source | realestate.com.au |

### Comparable property sales

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 | 1/31 Bungalook Road, Bayswater North, Vic 3153      | \$630,000 | 17-Oct-2024  |
| 2 | 18/1-3 Connolly Crescent, Bayswater North, Vic 3153 | \$700,000 | 22-Oct-2024  |
| 3 | 27 Hamilton Road, Bayswater North, Vic 3153         | \$840,000 | 16-Nov-2024  |

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