

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	5/56-60 Hamilton Road Bayswater North, 3153
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Indicative selling price

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

Range between	\$600,000 & \$660,000
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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

This statement of information was prepared on 23-Jan-2025 at 3:06:46 PM AEDT