

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

4/12-14 HAMILTON 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Bayswater North

Period-from

01 Feb 2023

to

31 Jan 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

16/40-46 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$545,000	02-Oct-23
8/26-32 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$571,000	12-Jan-24
5/12-14 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$600,000	06-Jan-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: 06 February 2024



**16/40-46 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$545,000** Sold Date **02-Oct-23**

Distance **1.15km**



**8/26-32 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price ^{RS} **\$571,000** Sold Date **12-Jan-24**

Distance **0.91km**



**5/12-14 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**

 2  1  3

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **06-Jan-24**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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