

## 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

1/4 CENTRAL AVENUE BAYSWATER NORTH VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$545,000

&

\$598,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Bayswater North

Period-from

01 Sep 2023

to

31 Aug 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

22/26-28 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$596,000	19-Aug-24
28/26-28 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$570,000	17-Jun-24
1/269 CANTERBURY ROAD BAYSWATER NORTH VIC 3153	\$550,000	31-Aug-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: 19 September 2024



**22/26-28 HAMILTON ROAD  
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price

<sup>RS</sup>

**\$596,000**

Sold Date

**19-Aug-24**

Distance

**1.88km**



**28/26-28 HAMILTON ROAD  
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price

**\$570,000**

Sold Date

**17-Jun-24**

Distance

**1.88km**



**1/269 CANTERBURY ROAD  
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price

<sup>RS</sup>

**\$550,000**

Sold Date

**31-Aug-24**

Distance

**1.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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