

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

5/346-354 BAYSWATER 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

\$490,000

&

\$539,000

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

1/269 CANTERBURY ROAD BAYSWATER NORTH VIC 3153	\$550,000	31-Aug-24
16/20-24 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$570,000	01-Jul-24
28/26-28 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$570,000	17-Jun-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: 24 September 2024



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

2 1 1

Sold Price ^{RS} **\$550,000** Sold Date **31-Aug-24**

Distance **0.43km**



**16/20-24 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$570,000** Sold Date **01-Jul-24**

Distance **0.92km**



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

2 1 1

Sold Price Sold Date **17-Jun-24**

Distance **0.92km**

RS = Recent sale **UN** = Undisclosed Sale

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