

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 10/24-28 Glen Park Road, Bayswater North, VIC 3153

Indicative selling price

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

Single Price

\$0

Median sale price

Median price

\$586,500

Property Type

Unit

Suburb

Bayswater North (3153)

Period - From

01/04/2024

to

30/06/2024

Source

REIV

Comparable property sales

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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
2/26-28 HAMILTON ROAD, BAYSWATER NORTH VIC 3153	\$596,000	19/08/2024
16/20-24 HAMILTON ROAD, BAYSWATER NORTH VIC 3153	\$570,000	01/07/2024
1/269 CANTERBURY ROAD, BAYSWATER NORTH VIC 3153	\$550,000	31/08/2024

This Statement of Information was prepared on: 08/10/2024