

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

3/26-28 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

\$495,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Dec 2019

to

30 Nov 2020

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

2/1-3 Elmhurst Road Bayswater North VIC 3153	\$591,000	17-Nov-20
16/26-28 Hamilton Road Bayswater North VIC 3153	\$571,000	04-Dec-20

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: 05 December 2020



2/1-3 Elmhurst Road Bayswater North VIC 3153

 3
  1
  1

Sold Price

^{RS}
\$591,000

Sold Date **17-Nov-20**

Distance **0.84km**


16/26-28 Hamilton Road Bayswater North VIC 3153

 3
  1
  1

Sold Price

^{RS}
\$571,000

Sold Date **04-Dec-20**

Distance **0.07km**
RS = Recent sale

UN = Undisclosed Sale

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