

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

8/16-18 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/2 HARRIS GROVE BAYSWATER VIC 3153	525000	23-Oct-24
28/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	506000	30-Nov-24
5/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	525000	14-Oct-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: 10 February 2025



1/2 HARRIS GROVE BAYSWATER VIC 3153

2 1 1

Sold Price **525000** Sold Date **23-Oct-24**

Distance **1.74km**



28/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price **506000** Sold Date **30-Nov-24**

Distance **0.96km**



5/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price **525000** Sold Date **14-Oct-24**

Distance **0.89km**

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

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