

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

2/45 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Nov 2020

to

31 Oct 2021

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

11/2-12 Glen Park Road Bayswater North VIC 3153	\$510,000	15-May-21
2/31-35 Glen Park Road Bayswater North VIC 3153	\$548,500	04-Jun-21
3/22 Neilson Street Bayswater VIC 3153	\$578,000	10-Jun-21

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 November 2021



11/2-12 Glen Park Road Bayswater North VIC 3153

Sold Price

\$510,000

Sold Date

15-May-21

 2

 1

 1

Distance

0.1km



2/31-35 Glen Park Road Bayswater North VIC 3153

Sold Price

\$548,500

Sold Date

04-Jun-21

 2

 1

 1

Distance

0.31km



3/22 Neilson Street Bayswater VIC 3153

Sold Price

\$578,000

Sold Date

10-Jun-21

 2

 1

 1

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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