

## 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

27 HAMILTON ROAD BAYSWATER NORTH VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Bayswater North

Period-from

01 Oct 2023

to

30 Sep 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

5/32-36 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$722,000	15-Jun-24
16/51 BAYFIELD ROAD WEST BAYSWATER NORTH VIC 3153	\$772,000	17-Jul-24
1/28 ORCHARD ROAD BAYSWATER VIC 3153	\$785,000	24-Aug-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: 23 October 2024


**5/32-36 HAMILTON ROAD  
BAYSWATER NORTH VIC 3153**
 3    2    1

Sold Price      **\$722,000**   Sold Date   **15-Jun-24**

Distance      **0.05km**

**16/51 BAYFIELD ROAD WEST  
BAYSWATER NORTH VIC 3153**
 3    2    2

Sold Price      **\$772,000**   Sold Date   **17-Jul-24**

Distance      **1.13km**

**1/28 ORCHARD ROAD  
BAYSWATER VIC 3153**
 3    1    1

Sold Price      <sup>RS</sup> **\$785,000**   Sold Date   **24-Aug-24**

Distance      **1.74km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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