

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

6/20-24 Hamilton Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Bayswater North

Period - From 01/01/2021 to 31/03/2021 Source REIV

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 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
1	37/56-60 Hamilton Rd BAYSWATER NORTH 3153	\$560,000	22/03/2021
2	6/351 Bayswater Rd BAYSWATER NORTH 3153	\$540,000	31/01/2021
3	8/10 Elm St BAYSWATER 3153	\$540,000	10/03/2021

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 six months.~~

This Statement of Information was prepared on:

11/05/2021 15:36

6/20-24 Hamilton Road, Bayswater North Vic 3153



Christopher Clerke

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Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

March quarter 2021: \$575,000



2 1 1

Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



37/56-60 Hamilton Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

2 1 2

Price: \$560,000

Method: Private Sale

Date: 22/03/2021

Property Type: Townhouse (Res)



6/351 Bayswater Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

2 1 1

Price: \$540,000

Method: Private Sale

Date: 31/01/2021

Property Type: Unit

Land Size: 217 sqm approx

8/10 Elm St BAYSWATER 3153 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Sold Before Auction

Date: 10/03/2021

Property Type: Townhouse (Res)

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.