

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

27A 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,300

Property type

Unit

Suburb

Bayswater North

Period-from

01 Feb 2021

to

31 Jan 2022

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

6/988 Mountain Highway Boronia VIC 3155	\$720,000	10-Nov-21
2/28 Sinclair Road Bayswater VIC 3153	\$751,000	04-Sep-21
3/15 Wattle Road Bayswater North VIC 3153	\$790,000	03-Oct-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: 28 February 2022



6/988 Mountain Highway Boronia VIC 3155

Sold Price

\$720,000

Sold Date

10-Nov-21



3



2



2

Distance

1.31km



2/28 Sinclair Road Bayswater VIC 3153

Sold Price

\$751,000

Sold Date

04-Sep-21



3



2



2

Distance

1.99km



3/15 Wattle Road Bayswater North VIC 3153

Sold Price

\$790,000

Sold Date

03-Oct-21



3



2



2

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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