

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

17/16-18 Hamilton Road, Bayswater North Vic 3153

Indicative selling price

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

Range between

\$460,000

&

\$490,000

Median sale price

Median price

\$470,500

House

Unit

X

Suburb

Bayswater North

Period - From

01/07/2017

to

30/09/2017

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	11/25 King St BAYSWATER 3153	\$482,000	29/05/2017
2	3/12-14 Elmhurst Rd BAYSWATER NORTH 3153	\$480,000	12/09/2017
3	2/48 Elmhurst Rd BAYSWATER NORTH 3153	\$461,000	15/09/2017

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.~~