

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

8 56 60 Hamilton Road, Bayswater North Vic 3153

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Bayswater North

Period - From

01/10/2023

to

31/12/2023

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	2/3 Orchard Rd BAYSWATER 3153	\$646,000	01/03/2024
2	8/277 Canterbury Rd BAYSWATER NORTH 3153	\$630,888	11/12/2023
3	1/3 Branch Rd BAYSWATER NORTH 3153	\$630,000	07/10/2023

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:

04/04/2024 13:00



Property Type:

Agent Comments

Comparable Properties



2/3 Orchard Rd BAYSWATER 3153 (REI)

Agent Comments



Price: \$646,000

Method: Private Sale

Date: 01/03/2024

Property Type: Unit

Land Size: 200 sqm approx



8/277 Canterbury Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments



Price: \$630,888

Method: Private Sale

Date: 11/12/2023

Property Type: Unit

Land Size: 315 sqm approx



1/3 Branch Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Unit

Land Size: 363 sqm approx