## 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

1/31-35 Glen Park Road, Bayswater North Vic 3153

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |             |      |           |      |        |                 |  |  |
|--|-------------|-----|-------------|------|-----------|------|--------|-----------------|--|--|
| Range betweer  | ו \$580,000 |     | &           |      | \$630,000 |      |        |                 |  |  |
| Median sale p  | rice        |     |             |      |           |      |        |                 |  |  |
| Median price   | \$600,000   | Pro | operty Type | Unit |           |      | Suburb | Bayswater North |  |  |
| Period - From  | 01/04/2023  | to  | 30/06/2023  |      | So        | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property             | Price     | Date of sale |
|----|--|-----------|--------------|
| 1  | 1/56-60 Hamilton Rd BAYSWATER NORTH 3153 | \$570,000 | 19/07/2023   |
| 2  | 2/26-28 Hamilton Rd BAYSWATER NORTH 3153 | \$555,000 | 06/04/2023   |
| 3  |  |           |              |

OR

**B**<sup>\*</sup> 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:

18/09/2023 15:19



1/31-35 Glen Park Road, Bayswater North Vic 3153





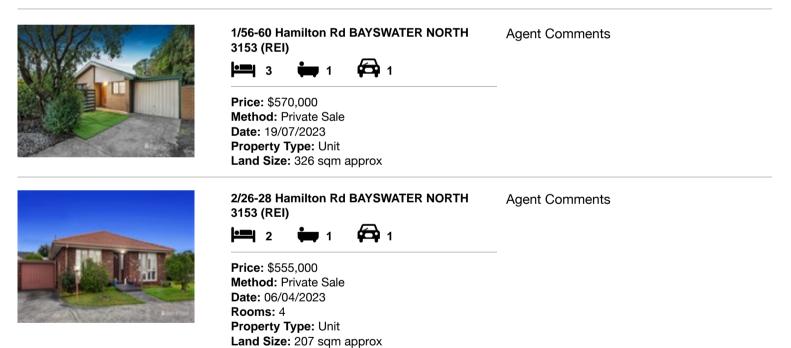


**Property Type:** Unit Agent Comments

Jen Harlow 9870 6211 0415 356 657 jenharlow@jelliscraig.com.au

Indicative Selling Price \$580,000 - \$630,000 Median Unit Price June quarter 2023: \$600,000

# **Comparable Properties**



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.

#### Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024

propertydata



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