

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 between \$580,000 & \$630,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Bayswater North

Period - From 01/04/2023 to 30/06/2023 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	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* 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

**Jellis
Craig**

Jen Harlow

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Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

June quarter 2023: \$600,000



 3  1  2

Property Type: Unit

Agent Comments

Comparable Properties



**1/56-60 Hamilton Rd BAYSWATER NORTH
3153 (REI)**

Agent Comments

 3  1  1

Price: \$570,000

Method: Private Sale

Date: 19/07/2023

Property Type: Unit

Land Size: 326 sqm approx



**2/26-28 Hamilton Rd BAYSWATER NORTH
3153 (REI)**

Agent Comments

 2  1  1

Price: \$555,000

Method: Private Sale

Date: 06/04/2023

Rooms: 4

Property Type: Unit

Land Size: 207 sqm approx

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



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