

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

16/20-24 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 May 2023

to

30 Apr 2024

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

| | | |
|---|-----------|-----------|
| 30/26-28 HAMILTON ROAD BAYSWATER NORTH VIC 3153 | \$542,500 | 16-Mar-24 |
| 2/49 HAMILTON ROAD BAYSWATER NORTH VIC 3153 | \$580,000 | 20-Apr-24 |
| 8/16-18 ELMHURST ROAD BAYSWATER NORTH VIC 3153 | \$530,000 | 02-Apr-24 |

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: 29 May 2024

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**30/26-28 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$542,500** Sold Date **16-Mar-24**

Distance **0.11km**



**2/49 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price ^{RS} **\$580,000** Sold Date **20-Apr-24**

Distance **0.42km**



**8/16-18 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **02-Apr-24**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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