

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

17/41 Glen Park Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$495,000 & \$535,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Bayswater North

Period - From 25/03/2023 to 24/03/2024 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 | 16/56-60 Hamilton Rd BAYSWATER NORTH 3153 | \$545,000 | 14/12/2023 |
| 2 | 30/26-28 Hamilton Rd BAYSWATER NORTH 3153 | \$542,500 | 20/03/2024 |
| 3 | 16/31-35 Glen Park Rd BAYSWATER NORTH 3153 | \$512,000 | 20/12/2023 |

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:

25/03/2024 14:51



2 1 1

Property Type: Unit
Land Size: 130 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$535,000
Median Unit Price
25/03/2023 - 24/03/2024: \$595,000

Comparable Properties



**16/56-60 Hamilton Rd BAYSWATER NORTH
3153 (REI)**

Agent Comments

2 1 1

Price: \$545,000
Method: Private Sale
Date: 14/12/2023
Property Type: Unit



**30/26-28 Hamilton Rd BAYSWATER NORTH
3153 (REI)**

Agent Comments

2 1 1

Price: \$542,500
Method: Private Sale
Date: 20/03/2024
Property Type: Unit
Land Size: 164 sqm approx



**16/31-35 Glen Park Rd BAYSWATER NORTH
3153 (REI)**

Agent Comments

2 1 1

Price: \$512,000
Method: Private Sale
Date: 20/12/2023
Property Type: Unit

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008