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	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	\$495,000		&		\$535,000			
Median sale pr	rice							
Median price	\$595,000	Pro	operty Type	Unit			Suburb	Bayswater North
Period - From	25/03/2023	to	24/03/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress 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



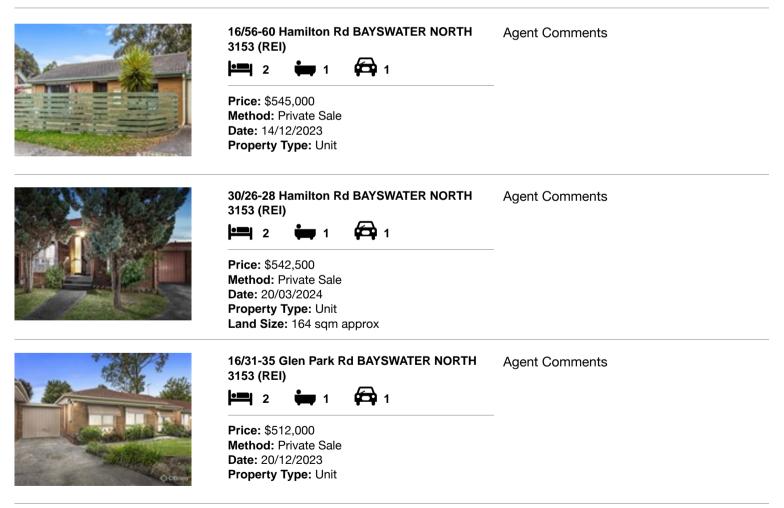






Property Type: Unit Land Size: 130 sqm approx Agent Comments Indicative Selling Price \$495,000 - \$535,000 Median Unit Price 25/03/2023 - 24/03/2024: \$595,000

Comparable Properties



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



Propertydata

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