

# 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

21/20-24 Hamilton Road, Bayswater Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$640,000 Property Type Unit Suburb Bayswater

Period - From 01/01/2023 to 31/12/2023 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	7/357 Bayswater Rd BAYSWATER NORTH 3153	\$595,000	22/11/2023
2	7/49-51 Glen Park Rd BAYSWATER NORTH 3153	\$595,000	20/12/2023
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:

11/03/2024 08:09



3   1   1

**Property Type:** Unit  
**Land Size:** 164 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median Unit Price**  
Year ending December 2023: \$640,000

## Comparable Properties



**7/357 Bayswater Rd BAYSWATER NORTH 3153** **Agent Comments**  
**(REI/VG)**

3   1   1

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 22/11/2023  
**Property Type:** Unit



**7/49-51 Glen Park Rd BAYSWATER NORTH** **Agent Comments**  
**3153 (REI)**

2   1   1

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 20/12/2023  
**Property Type:** Unit  
**Land Size:** 152 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) 9908 5700**