

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

28/26-28 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Feb 2023

to

31 Jan 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

16/40-46 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$545,000	02-Oct-23
8/26-32 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$571,000	12-Jan-24
7/49-51 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$595,000	20-Dec-23

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: 27 February 2024

Renata Illingworth

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**16/40-46 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

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Sold Price **\$545,000** Sold Date **02-Oct-23**Distance **1.3km****8/26-32 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

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Sold Price **\$571,000** Sold Date **12-Jan-24**Distance **1.07km****7/49-51 GLEN PARK ROAD
BAYSWATER NORTH VIC 3153**

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Sold Price ^{RS} **\$595,000** Sold Date **20-Dec-23**Distance **0.71km****RS** = Recent sale**UN** = Undisclosed Sale

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