

# 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

3-5 Hamilton Road, Bayswater North 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 \$700,000 & \$770,000

### Median sale price

Median price \$898,000 Property Type House Suburb Bayswater North

Period - From 01/07/2023 to 30/09/2023 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 Ivon St BAYSWATER NORTH 3153	\$762,000	07/06/2023
2	21 Blandford Cr BAYSWATER NORTH 3153	\$755,000	22/09/2023
3	24 Winchester Dr BAYSWATER NORTH 3153	\$755,000	31/07/2023

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: 04/12/2023 11:17



Roy White



**Property Type:** House (Res)

**Land Size:** 730 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$700,000 - \$770,000

**Median House Price**

September quarter 2023: \$898,000

## Comparable Properties



**7 Ivon St BAYSWATER NORTH 3153 (REI/VG)**

**Agent Comments**



**Price:** \$762,000

**Method:** Private Sale

**Date:** 07/06/2023

**Property Type:** House

**Land Size:** 860 sqm approx



**21 Blandford Cr BAYSWATER NORTH 3153 (REI/VG)**

**Agent Comments**



**Price:** \$755,000

**Method:** Private Sale

**Date:** 22/09/2023

**Property Type:** House

**Land Size:** 507 sqm approx



**24 Winchester Dr BAYSWATER NORTH 3153 (REI/VG)**

**Agent Comments**



**Price:** \$755,000

**Method:** Sold Before Auction

**Date:** 31/07/2023

**Property Type:** House (Res)

**Land Size:** 857 sqm approx

**Account - Barry Plant** | P: 03 9725 9855 | F: 03 9725 2454