

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

7/62-64 Hamilton Road, Bayswater North Vic 3153

Indicative selling price

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

Range between

\$375,000

 &

\$405,000

Median sale price

Median price

\$595,000

 Property Type

Unit

 Suburb

Bayswater North

Period - From

22/01/2023

 to

21/01/2024

 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	3/68 Station St BAYSWATER 3153	\$477,000	25/10/2023
2	4/62-64 Hamilton Rd BAYSWATER NORTH 3153	\$380,000	03/10/2023
3	2/11-13 Ramsay St BAYSWATER NORTH 3153	\$335,000	30/12/2023

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:

22/01/2024 23:10



2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$375,000 - \$405,000
Median Unit Price
22/01/2023 - 21/01/2024: \$595,000

Comparable Properties



3/68 Station St BAYSWATER 3153 (REI/VG) **Agent Comments**

2 1 1

Price: \$477,000
Method: Private Sale
Date: 25/10/2023
Property Type: Unit
Land Size: 88 sqm approx



4/62-64 Hamilton Rd BAYSWATER NORTH 3153 (REI) **Agent Comments**

2 1 1

Price: \$380,000
Method: Sold Before Auction
Date: 03/10/2023
Property Type: Unit



2/11-13 Ramsay St BAYSWATER NORTH 3153 (REI) **Agent Comments**

2 1 1

Price: \$335,000
Method: Private Sale
Date: 30/12/2023
Property Type: Unit