

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

8/16-18 ELMHURST 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

\$500,000

&

\$550,000

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

19/16-18 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$505,000	14-Aug-23
11/26-32 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$522,000	21-Oct-23
16/40-46 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$545,000	02-Oct-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: 09 February 2024



**19/16-18 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$505,000** Sold Date **14-Aug-23**

Distance **0.89km**



**11/26-32 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$522,000** Sold Date **21-Oct-23**

Distance **0.08km**



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

2 1 1

Sold Price **\$545,000** Sold Date **02-Oct-23**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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