

## 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

2/49 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$590,000

### 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

5/12-14 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$600,000	06-Jan-24
7/49-51 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$595,000	20-Dec-23
15/40-46 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$600,000	21-Nov-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: 12 February 2024



**5/12-14 HAMILTON ROAD  
BAYSWATER NORTH VIC 3153**

 2  1  3

Sold Price <sup>RS</sup> **\$600,000** <sup>UN</sup> Sold Date **06-Jan-24**

Distance **0.38km**



**7/49-51 GLEN PARK ROAD  
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price <sup>RS</sup> **\$595,000** Sold Date **20-Dec-23**

Distance **0.48km**



**15/40-46 ELMHURST ROAD  
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$600,000** Sold Date **21-Nov-23**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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