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	20/37-41 GLEN PARK 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	$639,250	Property type	Unit	Suburb	Bayswater North
Period-from	01 May 2021	to	30 Apr 2022	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
8/26-28 HAMILTON ROAD BAYSWATER NORTH VIC 3153	$533,000	22-Apr-22
4/32-36 HAMILTON ROAD BAYSWATER NORTH VIC 3153	$530,000	05-Nov-21
25/26-32 ELMHURST ROAD BAYSWATER NORTH VIC 3153	$530,000	05-Feb-22

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: 03 May 2022

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8/26-28 HAMILTON ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price RS **$533,000** Sold Date **22-Apr-22**

Distance **0.59km**



4/32-36 HAMILTON ROAD BAYSWATER NORTH VIC 3153

2 1 2

Sold Price **$530,000** Sold Date **05-Nov-21**

Distance **0.45km**



25/26-32 ELMHURST ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price Sold Date **05-Feb-22**

Distance **0.69km**

RS = Recent sale **UN** = Undisclosed Sale

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