Janelle Gu Brett Smith
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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	unit 10/12-14 Hamilton Road, Bayswater North Vic 3153

Indicative selling price

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

Range between	$470,000	&	$515,000

Median sale price

Median price	$563,000	~~House~~		Unit	X	Suburb	Bayswater North
Period - From	01/01/2018	to	31/03/2018	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	4/2 Orange Gr BAYSWATER 3153	$505,004	07/12/2017
2	1/22 Neilson St BAYSWATER 3153	$487,500	27/12/2017
3	1/4 Central Av BAYSWATER NORTH 3153	$462,000	06/12/2017

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

unit 10/12-14 Hamilton Road, Bayswater North Vic 3153

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2 1 1

Rooms:
Property Type: Unit
Land Size: 178 sqm approx

Agent Comments

Indicative Selling Price
$470,000 - $515,000
Median Unit Price
March quarter 2018: $563,000

Comparable Properties



4/2 Orange Gr BAYSWATER 3153 (REI)

2 1 2

Price: $505,004
Method: Private Sale
Date: 07/12/2017
Rooms: 3
Property Type: Unit
Land Size: 237 sqm approx

Agent Comments



1/22 Neilson St BAYSWATER 3153 (REI)

2 1 1

Price: $487,500
Method: Private Sale
Date: 27/12/2017
Rooms: 3
Property Type: Unit

Agent Comments



1/4 Central Av BAYSWATER NORTH 3153 (REI)

2 1 -

Price: $462,000
Method: Private Sale
Date: 06/12/2017
Rooms: -
Property Type: Unit

Agent Comments

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