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<br>Including suburb and postcode | 18/49-51 Glen Park Road, Bayswater North Vic 3153 |

## Indicative selling price

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

Range between $500,000 & $550,000

## Median sale price

Median price $630,000 Property Type Unit Suburb Bayswater North

Period - From 11/09/2023 to 10/09/2024 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 | 3/4 Alwyn St BAYSWATER 3153 | $495,000 | 01/07/2024 |
| 2 | 22/16-18 Hamilton Rd BAYSWATER NORTH 3153 | $585,000 | 25/06/2024 |
| 3 | 2/64 Station St BAYSWATER 3153 | $555,000 | 04/06/2024 |

**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: 11/09/2024 10:05