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

Indicative selling price

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

Single price $610,000

Median sale price

Median price $630,888 Property Type Unit Suburb Bayswater North

Period - From 30/10/2023 to 29/10/2024 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	3/3 Pointside Av BAYSWATER NORTH 3153	$612,500	03/07/2024
2	11/1-3 Connolly Cr BAYSWATER NORTH 3153	$610,000	26/05/2024
3	6/12-14 Elmhurst Rd BAYSWATER NORTH 3153	$617,000	18/05/2024

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: 30/10/2024 08:56