



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**22/16-18 Hamilton Road,  
BAYSWATER NORTH 3153**

Unit



2 beds



1 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$480,000 - \$528,000**

### Median sale price

Median Unit for **BAYSWATER NORTH** for period **Oct 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$510,000**

### Comparable property sales

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 the most comparable to the property for sale.

**22/26 Hamilton Road,**  
Bayswater North 3153

**Price \$520,000** Sold 15  
March 2018

**525000 19/26 Hamilton Road,**  
Bayswater North 3153

**Price \$5,255,000** Sold 30  
November 2017

**6/273 Canterbury Road,**  
Bayswater North 3153

**Price \$510,000** Sold 09  
January 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Surreal Property Group

2/732 Mountain Highway,  
Bayswater VIC 3153

### Contact agents



**Keith Hamill**

03 9729 5288

0419 200 638

[keith@surrealpg.com.au](mailto:keith@surrealpg.com.au)



**Bonica Hawker**

[info@surrealpg.com.au](mailto:info@surrealpg.com.au)

