

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

5/46 Victoria Street Hastings VIC 3915

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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hastings

Period-from

01 Sep 2020

to

31 Aug 2021

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

7/62 Victoria Street Hastings VIC 3915	\$457,000	23-Jul-21
2/16 Queen Street Hastings VIC 3915	\$450,000	26-May-21
2/11 Hodgins Road Hastings VIC 3915	\$489,000	12-Jul-21

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: 09 September 2021



7/62 Victoria Street Hastings VIC 3915

2 1 1

Sold Price

^{RS} **\$457,000**

Sold Date

23-Jul-21

Distance

0.05km



2/16 Queen Street Hastings VIC 3915

2 1 1

Sold Price

\$450,000

Sold Date

26-May-21

Distance

0.28km



2/11 Hodgins Road Hastings VIC 3915

2 1 1

Sold Price

\$489,000

Sold Date

12-Jul-21

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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