

## 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

27 Gaskin Avenue Hastings VIC 3915

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$535,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Hastings

Period-from

01 Jun 2020

to

31 May 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

1 Douglas Street Hastings VIC 3915	\$600,000	18-Jan-21
20 Chloe Drive Hastings VIC 3915	\$568,500	29-Mar-21
2 Hilltop Rise Hastings VIC 3915	\$535,000	16-Feb-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: 08 June 2021


**1 Douglas Street Hastings VIC 3915**

Sold Price

**\$600,000**

Sold Date

**18-Jan-21**
 3
  1
  2

Distance

**0.31km**

**20 Chloe Drive Hastings VIC 3915**

Sold Price

<sup>RS</sup> **\$568,500**

Sold Date

**29-Mar-21**
 3
  1
  2

Distance

**1.99km**

**2 Hilltop Rise Hastings VIC 3915**

Sold Price

**\$535,000**

Sold Date

**16-Feb-21**
 3
  1
  2

Distance

**1.95km**

RS = Recent sale

UN = Undisclosed Sale

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