

STATEMENT OF INFORMATION

118 SALMON STREET, NORTHAMPTON, NN1 2JG
PREPARED BY NIGEL EVANS LICENSED ESTATE AGENT, PHONE 0439 540 054



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



118 SALMON STREET, HASTINGS, VIC

3 1 2

Indicative Selling Price

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

Price Range: 490,000 to 530,000

Provided by: Nigel Evans Licensed Estate Agent, Eview Group Tallon Estate Agents

MEDIAN SALE PRICE



HASTINGS, VIC, 3915

Suburb Median Sale Price (House)

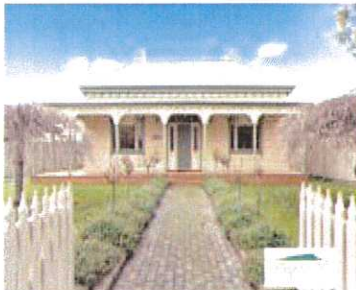
\$412,500

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



8 COOL STORE RD, HASTINGS, VIC 3915

3 2 2

Sale Price

***\$635,000**

Sale Date: 08/08/2017

Distance from Property: 953m



8 DRAKE CRT, HASTINGS, VIC 3915

3 1 1

Sale Price

***\$405,000**

Sale Date: 08/08/2017

Distance from Property: 2.4km



22 MARINERS WAY, HASTINGS, VIC 3915

3 2 2

Sale Price

***\$507,500**

Sale Date: 20/07/2017

Distance from Property: 2.4km



This report has been compiled on 09/08/2017 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

118 SALMON STREET, HASTINGS, VIC 3915

Indicative selling price

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

Price Range:

490,000 to 530,000

Median sale price

Median price

\$412,500

House

☒

Unit

☐

Suburb

HASTINGS

Period

01 July 2016 to 30 June 2017

Source

 pricfinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8 COOL STORE RD, HASTINGS, VIC 3915	*\$635,000	08/08/2017
8 DRAKE CRT, HASTINGS, VIC 3915	*\$405,000	08/08/2017
22 MARINERS WAY, HASTINGS, VIC 3915	*\$507,500	20/07/2017