

## 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

4/28 SKINNER STREET HASTINGS VIC 3915

### Indicative selling price

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

Single Price

or range  
between

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Hastings

Period-from

01 Jul 2022

to

30 Jun 2023

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2/28 MARTIN STREET HASTINGS VIC 3915 | \$680,000 | 15-Feb-22 |
| 4/290 HIGH STREET HASTINGS VIC 3915  | \$700,000 | 17-Mar-22 |
| 2/25 CRESWELL ROAD BITTERN VIC 3918  | \$680,000 | 12-Oct-22 |

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: 13 July 2023



## 2/28 MARTIN STREET HASTINGS VIC 3915

Sold Price

**\$680,000**

Sold Date

**15-Feb-22**

 3  2  2

Distance

**0.54km**



## 4/290 HIGH STREET HASTINGS VIC 3915

Sold Price

**\$700,000**

Sold Date

**17-Mar-22**

 3  2  2

Distance

**2.27km**



## 2/25 CRESWELL ROAD BITTERN VIC 3918

Sold Price

**\$680,000**

Sold Date

**12-Oct-22**

 3  2  2

Distance

**3.97km**

RS = Recent sale

UN = Undisclosed Sale

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