

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



60 SPRING STREET, HASTINGS, VIC 3915



Indicative Selling Price

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

Price Range:

\$430,000 to \$460,000

Provided by: Dominic Tallon, Eview Group Tallon Estate Agents

MEDIAN SALE PRICE



HASTINGS, VIC, 3915

Suburb Median Sale Price (House)

\$455,000

01 April 2017 to 30 September 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.



2115 FRANKSTON-FLINDERS RD, HASTINGS,



Sale Price

***\$445,000**

Sale Date: 22/09/2017

Distance from Property: 204m



49 LOMICA DR, HASTINGS, VIC 3915



Sale Price

***\$490,000**

Sale Date: 09/09/2017

Distance from Property: 442m



25 SPRING ST, HASTINGS, VIC 3915



Sale Price

\$450,000

Sale Date: 05/07/2017

Distance from Property: 394m



This report has been compiled on 18/11/2017 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

60 SPRING STREET, HASTINGS, VIC 3915

Indicative selling price

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Price Range:

\$430,000 to \$460,000

Median sale price

Median price

\$455,000

House

X

Unit

Suburb

HASTINGS

Period

01 April 2017 to 30 September 2017

Source



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
2115 FRANKSTON-FLINDERS RD, HASTINGS, VIC 3915	*\$445,000	22/09/2017
49 LOMICA DR, HASTINGS, VIC 3915	*\$490,000	09/09/2017
25 SPRING ST, HASTINGS, VIC 3915	\$450,000	05/07/2017