

## 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

4/8 Reid Parade 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

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$391,000

Property type

Unit

Suburb

Hastings

Period-from

01 Jan 2020

to

31 Dec 2020

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

3/102 Salmon Street Hastings VIC 3915	\$385,000	18-Nov-20
2/16 Skinner Street Hastings VIC 3915	\$370,000	26-Nov-20
1/5 Arthur Street Hastings VIC 3915	\$335,000	04-Dec-20

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 January 2021



**3/102 Salmon Street Hastings VIC 3915**

Sold Price <sup>RS</sup> **\$385,000** Sold Date **18-Nov-20**

2 1 1

Distance **0.38km**



**2/16 Skinner Street Hastings VIC 3915**

Sold Price <sup>RS</sup> **\$370,000** Sold Date **26-Nov-20**

2 1 1

Distance **0.54km**



**1/5 Arthur Street Hastings VIC 3915**

Sold Price <sup>RS</sup> **\$335,000** Sold Date **04-Dec-20**

2 1 1

Distance **0.91km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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