

## 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

3/161 Marine 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Hastings

Period-from

01 Mar 2020

to

28 Feb 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 1/73 Victoria Street Hastings VIC 3915 | \$415,000 | 24-Nov-20 |
| 2/62 Victoria Street Hastings VIC 3915 | \$420,000 | 10-Feb-21 |
| 7/2 Nicholas Court Hastings VIC 3915   | \$440,500 | 14-Oct-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: 06 March 2021



**1/73 Victoria Street Hastings VIC 3915**

Sold Price

<sup>RS</sup> **\$415,000** Sold Date **24-Nov-20**

2 1 1

Distance **1.03km**



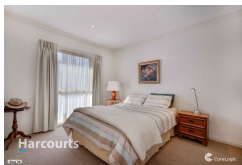
**2/62 Victoria Street Hastings VIC 3915**

Sold Price

<sup>RS</sup> **\$420,000** Sold Date **10-Feb-21**

2 1 1

Distance **1.04km**



**7/2 Nicholas Court Hastings VIC 3915**

Sold Price

**\$440,500** Sold Date **14-Oct-20**

2 1 1

Distance **1.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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