

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

3/10 Rankin Road, Hastings

Indicative selling price

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

Single price

\$295,000

or range between

\$

&

\$

Median sale price (Delete house or unit as applicable)

Median price

\$320,000

House

Unit

X

Suburb

Hastings

Period - From

01/08/2016

to

07/08/2017

Source

RP Data

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
1 4/10 Rankin Road, Hastings	\$285,500	29/07/2017
2 2/62 Victoria Street, Hastings	\$327,500	19/05/2017
3 1/2 Simon Street, Hastings	\$305,000	20/02/2017