

## 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

7 GREYTHORN ROAD 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Hastings

Period-from

01 Mar 2024

to

28 Feb 2025

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

8 PHILLIP COURT HASTINGS VIC 3915	\$700,000	12-Nov-24
20 STEPHEN STREET HASTINGS VIC 3915	\$740,000	30-Jan-25
7 PELICAN PLACE HASTINGS VIC 3915	\$700,000	12-Oct-24

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: 19 March 2025



**8 PHILLIP COURT HASTINGS VIC 3915**

3 2 1

Sold Price

**\$700,000**

Sold Date

**12-Nov-24**

Distance

**0.36km**



**20 STEPHEN STREET HASTINGS VIC 3915**

3 2 8

Sold Price

**\$740,000**

Sold Date

**30-Jan-25**

Distance

**1.01km**



**7 PELICAN PLACE HASTINGS VIC 3915**

3 2 2

Sold Price

**\$700,000**

Sold Date

**12-Oct-24**

Distance

**1.7km**

RS = Recent sale

UN = Undisclosed Sale

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