

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

3/83 SALMON STREET HASTINGS VIC 3915

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hastings

Period-from

01 Jan 2023

to

31 Dec 2023

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

12/20 SKINNER STREET HASTINGS VIC 3915	\$700,000	27-Oct-23
4/28 SKINNER STREET HASTINGS VIC 3915	\$710,000	10-Aug-23
17 REID PARADE HASTINGS VIC 3915	\$720,000	12-Jan-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: 29 January 2024



**12/20 SKINNER STREET HASTINGS
VIC 3915**

Sold Price

^{RS} **\$700,000**

Sold Date

27-Oct-23



3



2



2

Distance

0.15km



**4/28 SKINNER STREET HASTINGS
VIC 3915**

Sold Price

\$710,000

Sold Date

10-Aug-23



3



2



2

Distance

0.22km



**17 REID PARADE HASTINGS VIC
3915**

Sold Price

^{RS} **\$720,000** ^{UN}

Sold Date

12-Jan-24



3



2



1

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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