

## 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

2/48 CHURCH STREET 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Hastings

Period-from

01 Oct 2023

to

30 Sep 2024

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

4/1 PHILLIP COURT HASTINGS VIC 3915	\$500,000	01-Aug-24
5/10 RANKIN ROAD HASTINGS VIC 3915	\$490,000	02-May-24
1/32 DOUGLAS STREET HASTINGS VIC 3915	\$580,000	22-Jun-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 October 2024



**4/1 PHILLIP COURT HASTINGS VIC 3915**

Sold Price

<sup>RS</sup>

**\$500,000**

Sold Date

**01-Aug-24**

 3  1  1

Distance

**0.47km**



**5/10 RANKIN ROAD HASTINGS VIC 3915**

Sold Price

**\$490,000**

Sold Date

**02-May-24**

 2  1  1

Distance

**0.14km**



**1/32 DOUGLAS STREET HASTINGS VIC 3915**

Sold Price

**\$580,000**

Sold Date

**22-Jun-24**

 3  1  1

Distance

**0.81km**

RS = Recent sale

UN = Undisclosed Sale

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