

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

1 SPRING STREET, HASTINGS, VIC 3915

Indicative selling price

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

Single Price: \$550,000

Median sale price

Median price

\$430,000

House

X

Unit

Suburb

HASTINGS

Period

01 October 2016 to 30 September
2017

Source

 pricefinder

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
118 SALMON ST, HASTINGS, VIC 3915	*\$532,600	04/09/2017
76 SALMON ST, HASTINGS, VIC 3915	\$480,000	03/07/2017
25 SPRING ST, HASTINGS, VIC 3915	*\$450,000	19/06/2017
9 EDWARD ST, HASTINGS, VIC 3915	Price Withheld	26/10/2017

STATEMENT OF INFORMATION

1 SPRING STREET, HASTINGS, VIC 3915

PREPARED BY NIGEL EVANS LICENSED ESTATE AGENT, PHONE: 0439 540 055



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 SPRING STREET, HASTINGS, VIC 3915

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Indicative Selling Price

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

Single Price: \$550,000

Provided by: Nigel Evans Licensed Estate Agent, Eview Group Tallon Estate Agents

MEDIAN SALE PRICE



HASTINGS, VIC, 3915

Suburb Median Sale Price (House)

\$430,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



118 SALMON ST, HASTINGS, VIC 3915

3 1 2

Sale Price

***\$532,600**

Sale Date: 04/09/2017

Distance from Property: 48m



76 SALMON ST, HASTINGS, VIC 3915

3 2 1

Sale Price

\$480,000

Sale Date: 03/07/2017

Distance from Property: 315m



25 SPRING ST, HASTINGS, VIC 3915

3 1 2

Sale Price

***\$450,000**

Sale Date: 19/06/2017

Distance from Property: 181m



This report has been compiled on 13/11/2017 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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9 EDWARD ST, HASTINGS, VIC 3915

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Sale Price

Price Withheld

Sale Date: 26/10/2017

Distance from Property: 132m

