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

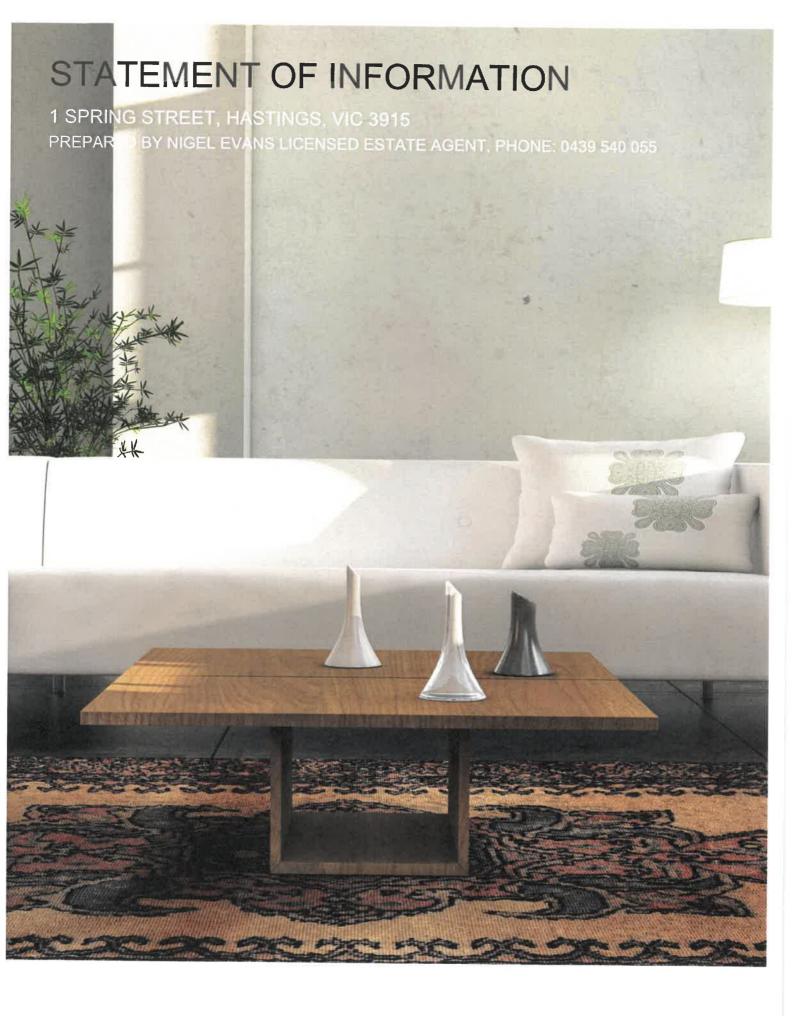
Median sale price

Median price	\$430,000	House	X	Unit	Suburb	HASTINGS
Period	01 October 2016 to 30 2017	Septembe	er	Source	р	ricefinder

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

Section 47AF of the Estate Agents Act 1980



1 SPRING STREET, HASTINGS, VIC 3915 🚐 3 😩 1

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

Distance from Property: 48m





76 SALMON ST, HASTINGS, VIC 3915

(2 ·

Sale Price

\$480,000

Sale Date: 03/07/2017

Distance from Property: 315m













*\$450.000

Sale Date: 19/06/2017









9 EDWARD ST, HASTINGS, VIC 3915



Sale Price **Price Withheld**

Sale Date: 26/10/2017

Distance from Property: 132m

