

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

3/134 VICTORIA 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Hastings

Period-from

01 Nov 2021

to

31 Oct 2022

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

6/46 VICTORIA STREET HASTINGS VIC 3915	\$455,000	27-Jul-22
2/12 ALBERT STREET HASTINGS VIC 3915	\$520,000	25-Sep-22
2/14 MARTIN STREET HASTINGS VIC 3915	\$480,000	19-Sep-22

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: 18 November 2022



6/46 VICTORIA STREET HASTINGS VIC 3915 Sold Price **\$455,000** Sold Date **27-Jul-22**

2 1 1

Distance **0.63km**



2/12 ALBERT STREET HASTINGS VIC 3915 Sold Price **\$520,000** Sold Date **25-Sep-22**

2 1 1

Distance **0.72km**



2/14 MARTIN STREET HASTINGS VIC 3915 Sold Price **\$480,000** Sold Date **19-Sep-22**

2 1 1

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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