

## 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

10/224 HIGH 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

\$630,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Hastings

Period-from

01 Jan 2024

to

31 Dec 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

16/4 LOMICA DRIVE HASTINGS VIC 3915

\$625,000

27-Aug-24

23/300 HIGH STREET HASTINGS VIC 3915

\$670,000

22-Sep-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: 21st February 2025

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**16/4 LOMICA DRIVE HASTINGS VIC 3915** Sold Price**\$625,000** Sold Date **27-Aug-24**

3 2 2

Distance **0.6km****23/300 HIGH STREET HASTINGS VIC 3915** Sold Price**\$670,000** Sold Date **22-Sep-24**

3 2 2

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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