

## 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

44 MARTIN 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

\$540,000

&

\$594,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Hastings

Period-from

01 Dec 2023

to

30 Nov 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

56 MARTIN STREET HASTINGS VIC 3915	\$567,500	06-Sep-24
13 ASH COURT HASTINGS VIC 3915	\$585,000	11-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: 10 December 2024

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**56 MARTIN STREET HASTINGS VIC 3915**

Sold Price

**\$567,500**

Sold Date

**06-Sep-24**

3

1

1

Distance

**0.1km**



**13 ASH COURT HASTINGS VIC 3915**

Sold Price

**\$585,000**

Sold Date

**11-Sep-24**

3

1

-

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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