

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

1/6 EDWARD 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Hastings

Period-from

01 Sep 2023

to

31 Aug 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

2/29 EDWARD STREET HASTINGS VIC 3915	\$450,000	05-Aug-24
2/102 SALMON STREET HASTINGS VIC 3915	\$475,000	09-Jul-24
2/14 MARTIN STREET HASTINGS VIC 3915	\$480,000	12-Jul-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: 16 September 2024

**2/29 EDWARD STREET HASTINGS
VIC 3915**

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Sold Price

\$450,000Sold Date **05-Aug-24**

Distance

0.19km**2/102 SALMON STREET HASTINGS
VIC 3915**

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Sold Price

\$475,000Sold Date **09-Jul-24**

Distance

0.09km**2/14 MARTIN STREET HASTINGS
VIC 3915**

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Sold Price

\$480,000Sold Date **12-Jul-24**

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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