

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

6/22 RANKIN ROAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Hastings

Period-from

01 Mar 2022

to

28 Feb 2023

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

2/14 MARTIN STREET HASTINGS VIC 3915	\$480,000	19-Sep-22
3/8 REID PARADE HASTINGS VIC 3915	\$475,000	21-Dec-22
4/4 SIMON STREET HASTINGS VIC 3915	\$440,000	11-Nov-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: 08 March 2023

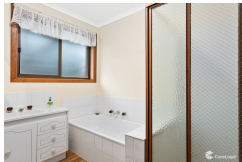


2/14 MARTIN STREET HASTINGS VIC 3915

Sold Price **\$480,000** Sold Date **19-Sep-22**

2 1 1

Distance **1.15km**



3/8 REID PARADE HASTINGS VIC 3915

Sold Price **\$475,000** Sold Date **21-Dec-22**

2 1 1

Distance **1.38km**



4/4 SIMON STREET HASTINGS VIC 3915

Sold Price **\$440,000** Sold Date **11-Nov-22**

2 1 1

Distance **0.7km**

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

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