

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

2 bedroom 2 bathroom brand new unit with land MARINE PARADE
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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Hastings

Period-from

01 May 2022

to

30 Apr 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

7/161 MARINE PARADE HASTINGS VIC 3915	\$550,000	03-Oct-22
9/7 MORNINGTON-TYABB ROAD TYABB VIC 3913	\$596,000	20-Sep-22
15/7 MORNINGTON-TYABB ROAD TYABB VIC 3913	\$571,000	09-Feb-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: 01 May 2023



**7/161 MARINE PARADE HASTINGS
VIC 3915**

 2  2  1

Sold Price

\$550,000

Sold Date **03-Oct-22**

Distance **0.67km**



**9/7 MORNINGTON-TYABB ROAD
TYABB VIC 3913**

 2  1  1

Sold Price

\$596,000

Sold Date **20-Sep-22**

Distance **4.43km**



**15/7 MORNINGTON-TYABB ROAD
TYABB VIC 3913**

 2  1  1

Sold Price

\$571,000

Sold Date **09-Feb-22**

Distance **4.52km**

RS = Recent sale

UN = Undisclosed Sale

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