

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

1/5 Arthur 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

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Hastings

Period-from

01 Sep 2019

to

31 Aug 2020

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

2/10 Queen Street Hastings VIC 3915	\$405,000	15-Sep-20
3/6 McCallum Street Hastings VIC 3915	\$410,000	02-May-20
2/2070 Frankston-Flinders Road Hastings VIC 3915	\$382,000	28-Jul-20

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: 28 September 2020



2/10 Queen Street Hastings VIC 3915

2 1 1

Sold Price ^{RS} **\$405,000** ^{UN} Sold Date **15-Sep-20**

Distance **0.07km**



3/6 McCallum Street Hastings VIC 3915

2 1 1

Sold Price **\$410,000** Sold Date **02-May-20**

Distance **0.41km**



2/2070 Frankston-Flinders Road Hastings VIC 3915

2 1 1

Sold Price ^{RS} **\$382,000** Sold Date **28-Jul-20**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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