

# 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

31 Martin Street, Hastings

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$610,000

&

\$635,000

### Median sale price

Median price

\$675,000

Property type

House

Suburb

Hastings

Period - From

Dec 2023

to

Jan 2024

Source

RP Data

### 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 six 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 |
|--------------------------------|-----------|--------------|
| 1 4 Barcoo Street, Hastings    | \$620,000 | 31/10/2023   |
| 2 13 Tambar Street, Hastings   | \$618,000 | 16/08/2023   |
| 3 7 Madang Court, Hastings     | \$550,000 | 28/09/2023   |

This Statement of Information was prepared on: 23/01/2024