

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

4/4 DOUGLAS 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Hastings

Period-from

01 Jul 2023

to

30 Jun 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

4/128 SALMON STREET HASTINGS VIC 3915	\$515,000	02-Jul-24
3/37 ELIZABETH STREET HASTINGS VIC 3915	\$495,000	09-Feb-24
5/10 RANKIN ROAD HASTINGS VIC 3915	\$490,000	02-May-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: 24 July 2024



4/128 SALMON STREET HASTINGS VIC 3915

Sold Price

^{RS}

\$515,000

Sold Date

02-Jul-24

2

1

1

Distance

0.33km



3/37 ELIZABETH STREET HASTINGS VIC 3915

Sold Price

\$495,000

Sold Date

09-Feb-24

2

1

1

Distance

0.48km



5/10 RANKIN ROAD HASTINGS VIC 3915

Sold Price

\$490,000

Sold Date

02-May-24

2

1

1

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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