

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

1/1A ELIZABETH 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

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

1/10 QUEEN STREET HASTINGS VIC 3915	\$470,000	26-Feb-24
9/115 HIGH STREET HASTINGS VIC 3915	\$460,000	17-Oct-23
6/10 QUEEN STREET HASTINGS VIC 3915	\$445,000	22-Feb-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: 16 July 2024

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1/10 QUEEN STREET HASTINGS VIC 3915 Sold Price **\$470,000** Sold Date **26-Feb-24**

2 1 -

Distance **0.49km**



9/115 HIGH STREET HASTINGS VIC 3915 Sold Price **\$460,000** Sold Date **17-Oct-23**

2 1 1

Distance **0.51km**



6/10 QUEEN STREET HASTINGS VIC 3915 Sold Price **\$445,000** Sold Date **22-Feb-24**

2 1 -

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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