

## 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

104 SALMON STREET HASTINGS VIC 3915

### Indicative selling price

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

Single Price

or range  
between

\$645,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$666,500

Property type

House

Suburb

Hastings

Period-from

01 Jan 2024

to

31 Dec 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

3/83 SALMON STREET HASTINGS VIC 3915	\$650,000	12-Sep-24
7 SPRING STREET HASTINGS VIC 3915	\$652,500	27-Aug-24
13 ELIZABETH STREET HASTINGS VIC 3915	\$690,000	27-Nov-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: 28 January 2025



**3/83 SALMON STREET HASTINGS VIC 3915**

 3  2  2

Sold Price

**\$650,000**

Sold Date

**12-Sep-24**

Distance

**0.06km**



**7 SPRING STREET HASTINGS VIC 3915**

 4  1  2

Sold Price

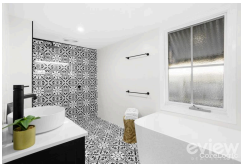
**\$652,500**

Sold Date

**27-Aug-24**

Distance

**0.13km**



**13 ELIZABETH STREET HASTINGS VIC 3915**

 3  1  2

Sold Price

**\$690,000**

Sold Date

**27-Nov-24**

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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