

# STATEMENT OF INFORMATION

31 RANKIN ROAD, HASTINGS, VIC 3915

PREPARED BY NIGEL EVANS LICENSED ESTATE AGENT, PHONE: 0439 540 055



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**31 RANKIN ROAD, HASTINGS, VIC 3915**

3 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$480,000 to \$520,000**

Provided by: Nigel Evans Licensed Estate Agent, Eview Group Tallon Estate Agents

## MEDIAN SALE PRICE



**HASTINGS, VIC, 3915**

Suburb Median Sale Price (House)

**\$470,000**

01 January 2017 to 31 December 2017

Provided by: pricfinder

## COMPARABLE PROPERTIES

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.



**13 CEDAR DR, HASTINGS, VIC 3915**

3 2 2

Sale Price

**\*\$522,290**

Sale Date: 12/01/2018

Distance from Property: 1.1km



**23 EDWARD ST, HASTINGS, VIC 3915**

3 1 2

Sale Price

**\*\$505,000**

Sale Date: 08/01/2018

Distance from Property: 997m



**70 LYALL ST, HASTINGS, VIC 3915**

3 1 3

Sale Price

**\*\$507,500**

Sale Date: 20/12/2017

Distance from Property: 1.7km



This report has been compiled on 08/02/2018 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2018 - [www.pricfinder.com.au](http://www.pricfinder.com.au)

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Statement of Information  
**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address  
Including suburb and  
postcode

31 RANKIN ROAD, HASTINGS, VIC 3915

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$480,000 to \$520,000

**Median sale price**

Median price \$470,000

House

Unit

Suburb

HASTINGS

Period

01 January 2017 to 31 December 2017

Source

  
pricfinder

**Comparable property sales**

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
13 CEDAR DR, HASTINGS, VIC 3915	*\$522,290	12/01/2018
23 EDWARD ST, HASTINGS, VIC 3915	*\$505,000	08/01/2018
70 LYALL ST, HASTINGS, VIC 3915	*\$507,500	20/12/2017