

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Refer General Annexure Item 1

Including suburb or
locality and postcode

5 Cordelia Street, HASTINGS. VIC.

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 \$750,000 & \$770,000

Median sale price

Median price \$636,000 Property Type HOUSE Suburb or Locality HASTINGS

Period - From January 2024 to Dec 2024 Source realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 63 Olivia Way Hastings	\$760,000	19-9-24
2 39 Georgia Wat Hastings	\$700,00	15-11-24
3 11 Victor Dr Hastings	\$840,000	29-7-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 21-1-25

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GENERAL ANNEXURE

General Annexure Item 1

5 Cordelia Street, Hastings. VIC. 3915
