

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 Queen 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Hastings

Period-from

01 Oct 2020

to

30 Sep 2021

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

2/16 Queen Street Hastings VIC 3915	\$450,000	26-May-21
5/16 Queen Street Hastings VIC 3915	\$440,000	05-Jul-21
2/62 Victoria Street Hastings VIC 3915	\$420,000	26-Jan-21

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: 11 October 2021



2/16 Queen Street Hastings VIC 3915

2 1 1

Sold Price **\$450,000** Sold Date **26-May-21**

Distance **0.21km**



5/16 Queen Street Hastings VIC 3915

2 1 1

Sold Price **\$440,000** Sold Date **05-Jul-21**

Distance **0.24km**



2/62 Victoria Street Hastings VIC 3915

2 1 1

Sold Price **\$420,000** Sold Date **26-Jan-21**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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