

## 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

3/16 SKINNER 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

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Hastings

Period-from

01 Nov 2023

to

31 Oct 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

3/17 DOUGLAS STREET HASTINGS VIC 3915	\$565,000	08-Oct-24
3/2 NICHOLAS COURT HASTINGS VIC 3915	\$550,000	28-Aug-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: 18 November 2024



**3/17 DOUGLAS STREET HASTINGS  
VIC 3915**

2 1 1

Sold Price

**\$565,000**

Sold Date **08-Oct-24**

Distance **0.34km**



**3/2 NICHOLAS COURT HASTINGS  
VIC 3915**

2 1 -

Sold Price

**\$550,000**

Sold Date **28-Aug-24**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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