

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

1/9 NICHOLAS COURT 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

\$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 Oct 2023

to

30 Sep 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

3/2 NICHOLAS COURT HASTINGS VIC 3915	\$550,000	28-Aug-24
1/1A ELIZABETH STREET HASTINGS VIC 3915	\$450,000	19-Aug-24
6/16 QUEEN STREET HASTINGS VIC 3915	\$550,000	06-May-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: 21 October 2024



3/2 NICHOLAS COURT HASTINGS VIC 3915

 2  1  -

Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **28-Aug-24**

Distance **0.06km**



1/1A ELIZABETH STREET HASTINGS VIC 3915

 2  2  1

Sold Price ^{RS} **\$450,000** Sold Date **19-Aug-24**

Distance **0.33km**



6/16 QUEEN STREET HASTINGS VIC 3915

 2  1  1

Sold Price **\$550,000** Sold Date **06-May-24**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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