

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 4/128 Salmon Street, Hastings

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 \$525,000 & \$535,000

Median sale price

Median price \$530,000 Property type Unit Suburb Hastings

Period - From Feb 2024 to June 2024 Source RP Data

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 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
1 1/109 Marine Parade, Hastings	\$511,000	17/05/2024
2 6/120 Marine Parade, Hastings	\$610,000	17/04/2024
3 112/240 High Street, Hastings	\$530,000	29/02/2024

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 six months.

This Statement of Information was prepared on: 12/06/2024