

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

1/29 EDWARD 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

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Hastings

Period-from

01 May 2022

to

30 Apr 2023

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

7/11 HERRING STREET HASTINGS VIC 3915	\$480,000	04-May-23
4/161 MARINE PARADE HASTINGS VIC 3915	\$468,000	11-Jan-23
3/8 REID PARADE HASTINGS VIC 3915	\$475,000	21-Dec-22

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: 15 May 2023



**7/11 HERRING STREET HASTINGS
VIC 3915**

2 1 1

Sold Price

^{RS} **\$480,000** Sold Date **04-May-23**

Distance **0.43km**



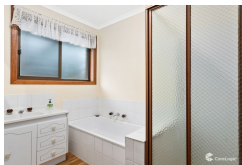
**4/161 MARINE PARADE HASTINGS
VIC 3915**

2 1 1

Sold Price

\$468,000 Sold Date **11-Jan-23**

Distance **1.83km**



**3/8 REID PARADE HASTINGS VIC
3915**

2 1 1

Sold Price

\$475,000 Sold Date **21-Dec-22**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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