

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

7/14 WILLIAM STREET TYABB VIC 3913

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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Tyabb

Period-from

01 Sep 2021

to

31 Aug 2022

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

3/119 VICTORIA STREET HASTINGS VIC 3915	\$395,000	07-Apr-22
2/17 MCCALLUM STREET HASTINGS VIC 3915	\$400,000	12-Jan-22
56 VICTORIA STREET HASTINGS VIC 3915	\$416,000	06-Apr-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: 01 September 2022


**3/119 VICTORIA STREET HASTINGS
VIC 3915**

Sold Price

\$395,000

Sold Date

07-Apr-22
 2

 1

 1

Distance

4.68km

**2/17 MCCALLUM STREET
HASTINGS VIC 3915**

Sold Price

\$400,000

Sold Date

12-Jan-22
 2

 1

 1

Distance

4.99km

**56 VICTORIA STREET HASTINGS
VIC 3915**

Sold Price

\$416,000

Sold Date

06-Apr-22
 1

 1

 1

Distance

5.14km
RS = Recent sale

UN = Undisclosed Sale

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