

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4/4 Simon Street, Hastings

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$430,000 & \$470,000

Median sale price

Median price 549,500 House Unit X Suburb Hastings

Period - From 28/10/21 to 28/10/22 Source RP Data

Comparable property sales

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 11/59 Elizabeth Street, Hastings	\$450,500	30/6/2022
2 4/22 Rankin Road, Hastings	\$425,000	24/8/2022
3 5/2 Simon Street, Hastings	\$460,000	21/4/2022

This Statement of information was prepared on: 28/10/2022