

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

5/128 Salmon 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Hastings

Period-from

01 Jul 2020

to

30 Jun 2021

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

2/25 Rankin Road Hastings VIC 3915	\$515,000	16-Jul-21
3/25 Rankin Road Hastings VIC 3915	\$508,000	11-May-21

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: 29 July 2021



2/25 Rankin Road Hastings VIC 3915

2 1 1

Sold Price

^{RS} **\$515,000**

Sold Date

16-Jul-21

Distance

0.79km



3/25 Rankin Road Hastings VIC 3915

2 1 2

Sold Price

\$508,000

Sold Date

11-May-21

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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