

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

6/73 VICTORIA 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Hastings

Period-from

01 Dec 2023

to

30 Nov 2024

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

1/16 QUEEN STREET HASTINGS VIC 3915	\$550,000	28-Aug-24
2/16 QUEEN STREET HASTINGS VIC 3915	\$575,000	26-Nov-24
3/2 NICHOLAS COURT HASTINGS VIC 3915	\$550,000	28-Aug-24

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: 23 December 2024

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1/16 QUEEN STREET HASTINGS VIC 3915 Sold Price **\$550,000** Sold Date **28-Aug-24**

2 1 1

Distance **0.33km**



2/16 QUEEN STREET HASTINGS VIC 3915 Sold Price ^{RS} **\$575,000** ^{UN} Sold Date **26-Nov-24**

2 1 1

Distance **0.34km**



3/2 NICHOLAS COURT HASTINGS VIC 3915 Sold Price **\$550,000** Sold Date **28-Aug-24**

2 1 -

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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