

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

3/39 COOL STORE ROAD 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Hastings

Period-from

01 Aug 2022

to

31 Jul 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

3/119 VICTORIA STREET HASTINGS VIC 3915	\$395,000	07-Apr-22
7/119 VICTORIA STREET HASTINGS VIC 3915	\$375,000	09-Jun-23
5/66 KING STREET HASTINGS VIC 3915	\$360,000	14-Jul-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 August 2023



3/119 VICTORIA STREET HASTINGS VIC 3915 Sold Price **\$395,000** Sold Date **07-Apr-22**

2 1 1

Distance **0.33km**



7/119 VICTORIA STREET HASTINGS VIC 3915 Sold Price ^{RS} **\$375,000** Sold Date **09-Jun-23**

2 1 1

Distance **0.36km**



5/66 KING STREET HASTINGS VIC 3915 Sold Price **\$360,000** Sold Date **14-Jul-22**

2 1 1

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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