

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

70A JAMES 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Hastings

Period-from

01 Aug 2023

to

31 Jul 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

45 VILLAWOOD DRIVE HASTINGS VIC 3915	\$640,000	11-Jun-24
6 ALEXANDRO GROVE HASTINGS VIC 3915	\$610,000	19-Jun-24
19 GEORGIA WAY HASTINGS VIC 3915	\$650,000	30-Apr-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: 21 August 2024



45 VILLAWOOD DRIVE HASTINGS VIC 3915

Sold Price

^{RS} **\$640,000**

Sold Date

11-Jun-24

3 2 2

Distance

1.48km



6 ALEXANDRO GROVE HASTINGS VIC 3915

Sold Price

^{RS} **\$610,000**

Sold Date

19-Jun-24

3 2 2

Distance

1.9km



19 GEORGIA WAY HASTINGS VIC 3915

Sold Price

^{RS} **\$650,000**

Sold Date

30-Apr-24

3 2 2

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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