

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

2/25 DOUGLAS 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Hastings

Period-from

01 Oct 2022

to

30 Sep 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

2/29 DOUGLAS STREET HASTINGS VIC 3915	\$655,000	12-May-23
10 JAMES HIRD DRIVE HASTINGS VIC 3915	\$654,000	01-Jun-23
6 THE SHEEDY WAY HASTINGS VIC 3915	\$660,000	01-Jul-23

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: 27 October 2023

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2/29 DOUGLAS STREET HASTINGS VIC 3915

Sold Price

RS

\$655,000

Sold Date

12-May-23

3

2

2

Distance

0.02km



10 JAMES HIRD DRIVE HASTINGS VIC 3915

Sold Price

\$654,000

Sold Date

01-Jun-23

3

2

2

Distance

0.4km



6 THE SHEEDY WAY HASTINGS VIC 3915

Sold Price

\$660,000

Sold Date

01-Jul-23

3

2

2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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