

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

249-259 HIGH STREET, HASTINGS, VIC 3915

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$231,000 to \$255,000

Median sale price

Median price

\$377,500

House

Unit

X

Suburb

HASTINGS

Period

01 April 2017 to 31 March 2018

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
8/32 VICTORIA ST, HASTINGS, VIC 3915	\$205,000	03/02/2017
6/22 RANKIN RD, HASTINGS, VIC 3915	\$257,000	28/04/2017
5/22 RANKIN RD, HASTINGS, VIC 3915	\$258,000	28/03/2017
9/3 GOLD CRT, HASTINGS, VIC 3915	\$252,500	11/01/2017

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



249-259 HIGH STREET, HASTINGS, VIC

2 1 1

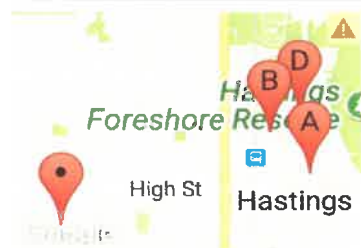
Indicative Selling Price

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Price Range: \$231,000 to \$255,000

Provided by: Nigel Evans Licensed Estate Agent, Eview Group Tallon Estate Agents

MEDIAN SALE PRICE



HASTINGS, VIC, 3915

Suburb Median Sale Price (Unit)

\$377,500

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale



8/32 VICTORIA ST, HASTINGS, VIC 3915

2 1 1

Sale Price

\$205,000

Sale Date: 03/02/2017

Distance from Property: 1.7km



6/22 RANKIN RD, HASTINGS, VIC 3915

2 1 1

Sale Price

\$257,000

Sale Date: 28/04/2017

Distance from Property: 1.6km



5/22 RANKIN RD, HASTINGS, VIC 3915

2 1 1

Sale Price

\$258,000

Sale Date: 28/03/2017

Distance from Property: 1.6km



This report has been compiled on 04/05/2018 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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9/3 GOLD CRT, HASTINGS, VIC 3915

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Sale Price

\$252,500

Sale Date: 11/01/2017

Distance from Property: 1.8km

