

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

5/10 RANKIN 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

\$460,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hastings

Period-from

01 Mar 2023

to

29 Feb 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

6/73 VICTORIA STREET HASTINGS VIC 3915	\$480,000	05-Feb-24
3/37 ELIZABETH STREET HASTINGS VIC 3915	\$495,000	26-Feb-24
4/4 NICHOLAS COURT HASTINGS VIC 3915	\$472,500	25-Oct-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 March 2024

Lisa Roberts

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E lisa@robertsparkinson.com.au**6/73 VICTORIA STREET HASTINGS
VIC 3915**

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Sold Price

\$480,000Sold Date **05-Feb-24**Distance **0.37km****3/37 ELIZABETH STREET
HASTINGS VIC 3915**

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Sold Price

^{RS} **\$495,000**Sold Date **26-Feb-24**Distance **0.57km****4/4 NICHOLAS COURT HASTINGS
VIC 3915**

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Sold Price

\$472,500Sold Date **25-Oct-23**Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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