

## 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

136/249 HIGH STREET HASTINGS VIC 3915 also known as 15 Beachcomber Way, Hastings

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$315,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Business

Suburb

Hastings

Period-from

01 Jan 2023

to

31 Dec 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 PEARL COURT HASTINGS VIC 3915	\$310,000	31-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: 23 January 2024



**3 PEARL COURT HASTINGS VIC  
3915**

2 1 -

Sold Price

<sup>RS</sup>

**\$310,000**

Sold Date

**31-Jul-23**

Distance

**0.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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