

## 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

20 STEPHEN STREET HASTINGS VIC 3915

### Indicative selling price

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

Single Price

or range  
between

\$730,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$666,500

Property type

House

Suburb

Hastings

Period-from

01 Jan 2024

to

31 Dec 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

5 STEPHEN STREET HASTINGS VIC 3915	\$800,000	21-Nov-24
1 LANTONS WAY HASTINGS VIC 3915	\$760,000	26-Nov-24
2 BRANDARY PLACE HASTINGS VIC 3915	\$725,000	12-Dec-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: 16 January 2025



**5 STEPHEN STREET HASTINGS VIC 3915** Sold Price **\$800,000** Sold Date **21-Nov-24**  
 Distance **0.16km**  
 3 2 4



**1 LANTONS WAY HASTINGS VIC 3915** Sold Price <sup>RS</sup> **\$760,000** Sold Date **26-Nov-24**  
 Distance **0.86km**  
 3 2 2



**2 BRANDARY PLACE HASTINGS VIC 3915** Sold Price <sup>RS</sup> **\$725,000** Sold Date **12-Dec-24**  
 Distance **1.01km**  
 3 2 2

RS = Recent sale      UN = Undisclosed Sale

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