

STATEMENT OF INFORMATION

3/8 MCCALLUM STREET, HASTINGS, VIC 3915

PREPARED BY NIGEL EVANS LICENSED ESTATE AGENT, PHONE: 0439 540 055



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/8 MCCALLUM STREET, HASTINGS, VIC

3 2 2

Indicative Selling Price

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

Single Price: \$450,000

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

MEDIAN SALE PRICE



HASTINGS, VIC, 3915

Suburb Median Sale Price (Unit)

\$450,000

01 October 2017 to 31 December 2017

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.



24/1 ANNETTE CT, HASTINGS, VIC 3915

3 2 2

Sale Price

\$450,000

Sale Date: 05/10/2017

Distance from Property: 1.5km



39 JAMES HIRD DR, HASTINGS, VIC 3915

3 2 2

Sale Price

\$419,000

Sale Date: 16/09/2017

Distance from Property: 1.3km



1/89 MARINE PDE, HASTINGS, VIC 3915

3 2 2

Sale Price

\$552,500

Sale Date: 22/07/2017

Distance from Property: 424m



This report has been compiled on 22/01/2018 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

3/8 MCCALLUM STREET, HASTINGS, VIC 3915

Indicative selling price

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

Single Price:

\$450,000

Median sale price

Median price

\$450,000

House

Unit

X


Suburb

HASTINGS

Period

01 October 2017 to 31 December 2017

Source



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
24/1 ANNETTE CT, HASTINGS, VIC 3915	\$450,000	05/10/2017
39 JAMES HIRD DR, HASTINGS, VIC 3915	\$419,000	16/09/2017
1/89 MARINE PDE, HASTINGS, VIC 3915	\$552,500	22/07/2017