

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

5/2 SIMON STREET 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

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Hastings

Period-from

01 Aug 2023

to

31 Jul 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

3/37 ELIZABETH STREET HASTINGS VIC 3915	\$495,000	09-Feb-24
4/1 PHILLIP COURT HASTINGS VIC 3915	\$500,000	01-Aug-24
6/16 QUEEN STREET HASTINGS VIC 3915	\$550,000	13-May-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: 27 August 2024

**3/37 ELIZABETH STREET
HASTINGS VIC 3915**

2 1 1

Sold Price **\$495,000** Sold Date **09-Feb-24**Distance **0.18km****4/1 PHILLIP COURT HASTINGS VIC
3915**

3 1 1

Sold Price ^{RS} **\$500,000** Sold Date **01-Aug-24**Distance **0.3km****6/16 QUEEN STREET HASTINGS
VIC 3915**

2 1 1

Sold Price ^{RS} **\$550,000** Sold Date **13-May-24**Distance **0.38km****RS** = Recent sale **UN** = Undisclosed Sale

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