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

Period-from

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

Single Price		or rang betwee	5 3400000	&	\$506,000						
Median sale price											
(*Delete house or unit as applicable)											
Median Price	\$545,000	Property type	Unit	Suburb	Hastings						

31 Jul 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Aug 2023

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

to

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



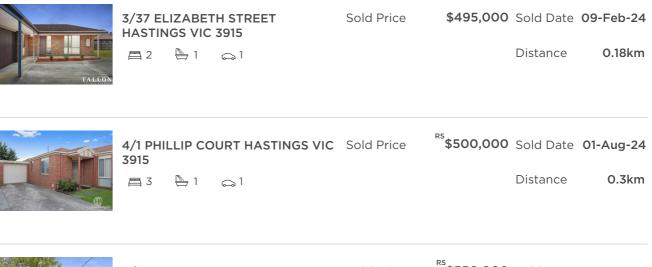
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consumer.vic.gov.au



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	6/16 QUEEN STREET HASTINGS VIC 3915			Sold Price	^{RS} \$550,000	Sold Date	13-May-24
	圔 2	1	G ¹			Distance	0.38km

RS = Recent sale UN = Undisclosed Sale

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