

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

3/83 SALMON 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

\$660,000

&

\$695,000

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

1/107 SALMON STREET HASTINGS VIC 3915	\$710,000	29-Jun-24
2/107 SALMON STREET HASTINGS VIC 3915	\$700,000	12-Jul-24
13/20 SKINNER STREET HASTINGS VIC 3915	\$690,000	14-Jun-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: 30 August 2024

Lisa Roberts

P 03 5979 2489

M 0488 910 368

E lisa@robertspartners.com.au

**1/107 SALMON STREET HASTINGS
VIC 3915**

Sold Price

^{RS} **\$710,000** ^{UN}

Sold Date

29-Jun-24

3



2



2

Distance

0.21km**2/107 SALMON STREET HASTINGS
VIC 3915**

Sold Price

^{RS} **\$700,000** ^{UN}

Sold Date

12-Jul-24

2



2



2

Distance

0.21km**13/20 SKINNER STREET HASTINGS
VIC 3915**

Sold Price

^{RS} **\$690,000**

Sold Date

14-Jun-24

3



2



2

Distance

0.14km**2/89 MARINE PARADE HASTINGS
VIC 3915**

Sold Price

\$700,000

Sold Date

08-Apr-24

3



2



2

Distance

1.12km**RS** = Recent sale**UN** = Undisclosed Sale

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