

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

2/8 MCCALLUM 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hastings

Period-from

01 Jan 2022

to

31 Dec 2022

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

2/12 ALBERT STREET HASTINGS VIC 3915	\$520,000	25-Sep-22
2/71 VICTORIA STREET HASTINGS VIC 3915	\$615,000	19-Oct-22
16 JAMES HIRD DRIVE HASTINGS VIC 3915	\$555,000	30-Aug-22

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: 17 January 2023



**2/12 ALBERT STREET HASTINGS
VIC 3915**

2 1 1

Sold Price

\$520,000

Sold Date

25-Sep-22

Distance

0.2km



**2/71 VICTORIA STREET HASTINGS
VIC 3915**

2 1 1

Sold Price

^{RS} **\$615,000**

Sold Date

19-Oct-22

Distance

0.24km



**16 JAMES HIRD DRIVE HASTINGS
VIC 3915**

2 1 1

Sold Price

\$555,000

Sold Date

30-Aug-22

Distance

1.29km



**2/209 MARINE PARADE HASTINGS
VIC 3915**

2 1 1

Sold Price

\$518,000

Sold Date

24-Aug-22

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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