

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

11/300 High 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Hastings

Period-from

01 Feb 2021

to

31 Jan 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

11/1A Annette Court Hastings VIC 3915	\$650,000	02-Dec-21
18/300 High Street Hastings VIC 3915	\$624,500	04-Nov-21
4/1A Annette Court Hastings VIC 3915	\$600,000	13-Sep-21

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: 08 February 2022



11/1A Annette Court Hastings VIC 3915

3 2 2

Sold Price **\$650,000** Sold Date **02-Dec-21**

Distance **0.12km**



18/300 High Street Hastings VIC 3915

3 2 2

Sold Price ^{RS} **\$624,500** Sold Date **04-Nov-21**

Distance **0.04km**



4/1A Annette Court Hastings VIC 3915

3 2 2

Sold Price **\$600,000** Sold Date **13-Sep-21**

Distance **0.15km**

RS = Recent sale UN = Undisclosed Sale

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