

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

1/102 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Hastings

Period-from

01 Oct 2022

to

30 Sep 2023

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

1/29 EDWARD STREET HASTINGS VIC 3915	\$460,000	18-Aug-23
7/11 HERRING STREET HASTINGS VIC 3915	\$480,000	26-Apr-23
4/11 HODGINS ROAD HASTINGS VIC 3915	\$465,000	31-May-23

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: 06 October 2023



**1/29 EDWARD STREET HASTINGS
VIC 3915**

Sold Price

^{RS} **\$460,000** Sold Date **18-Aug-23**

2 1 1

Distance **0.25km**



**7/11 HERRING STREET HASTINGS
VIC 3915**

Sold Price

\$480,000 Sold Date **26-Apr-23**

2 1 1

Distance **0.3km**



**4/11 HODGINS ROAD HASTINGS
VIC 3915**

Sold Price

\$465,000 Sold Date **31-May-23**

2 1 1

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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