

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 1,2,3/5 Plymouth Street, Hastings 3915

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
4 Bedroom Unit	\$*	Or range between	\$885,000	&	\$975,000
3 Bedroom Unit	\$*	Or range between	\$885,000	&	\$975,000
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	\$*	Or range between	\$*	&	\$
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Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$720,000

Suburb Hastings

Period - From 26/10/2022

To 16/11/2022

Source Rp Data

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4 Bedroom Unit	1 25 Warranquite Crescent Hastings	\$940,000	26/10/2022
	2 7 Lea Crt Hastings	\$856,000	11/11/2022
	3 7/20 Skinner St Hastings	\$880,000	16/11/2022

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bedroom Unit	1 25 Warranquite Crescent Hastings	\$940,000	26/10/2022
	2 7 Lea Crt Hastings	\$856,000	11/11/2022
	3 7/20 Skinner St Hastings	\$880,000	16/11/2022

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This Statement of Information was prepared on:

13/04/2023