

## 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

1/1A ELIZABETH STREET HASTINGS VIC 3915

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Other

Suburb

Hastings

Period-from

01 Apr 2023

to

31 Mar 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

1/10 QUEEN STREET HASTINGS VIC 3915	\$470,000	26-Feb-24
9/115 HIGH STREET HASTINGS VIC 3915	\$460,000	17-Oct-23
6/10 QUEEN STREET HASTINGS VIC 3915	\$445,000	07-Mar-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: 05 April 2024

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E [lisa@robertsparkinson.com.au](mailto:lisa@robertsparkinson.com.au)**1/10 QUEEN STREET HASTINGS VIC 3915**

Sold Price

<sup>RS</sup> **\$470,000** Sold Date **26-Feb-24** 2  1  -Distance **0.49km****9/115 HIGH STREET HASTINGS VIC 3915**

Sold Price

**\$460,000** Sold Date **17-Oct-23** 2  1  1Distance **0.51km****6/10 QUEEN STREET HASTINGS VIC 3915**

Sold Price

<sup>RS</sup> **\$445,000** Sold Date **07-Mar-24** 2  1  -Distance **0.49km****RS** = Recent sale**UN** = Undisclosed Sale

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