

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

2/29 EDWARD 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

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hastings

Period-from

01 Jul 2023

to

30 Jun 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

5/6 EDWARD STREET HASTINGS VIC 3915	\$440,000	28-Jun-24
3/102 SALMON STREET HASTINGS VIC 3915	\$475,000	23-Feb-24
3/37 ELIZABETH STREET HASTINGS VIC 3915	\$495,000	09-Feb-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: 22 July 2024



**5/6 EDWARD STREET HASTINGS
VIC 3915**

2 1 1

Sold Price

^{RS} **\$440,000** Sold Date **28-Jun-24**

Distance **0.21km**



**3/102 SALMON STREET HASTINGS
VIC 3915**

2 1 1

Sold Price

\$475,000 Sold Date **23-Feb-24**

Distance **0.25km**



**3/37 ELIZABETH STREET
HASTINGS VIC 3915**

2 1 1

Sold Price

\$495,000 Sold Date **09-Feb-24**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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