

## 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

2/14 ARTHUR STREET HASTINGS VIC 3915

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Hastings

Period-from

01 Feb 2024

to

31 Jan 2025

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

23/300 HIGH STREET HASTINGS VIC 3915	\$670,000	22-Sep-24
16/4 LOMICA DRIVE HASTINGS VIC 3915	\$625,000	27-Aug-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: 07 February 2025



**23/300 HIGH STREET HASTINGS  
VIC 3915**

 3  2  2

Sold Price

**\$670,000**

Sold Date

**22-Sep-24**

Distance

**1.54km**



**16/4 LOMICA DRIVE HASTINGS VIC  
3915**

 3  2  2

Sold Price

**\$625,000**

Sold Date

**27-Aug-24**

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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