

## 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

14 Queen 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

\$320,100

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Hastings

Period-from

01 Nov 2018

to

31 Oct 2019

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

2 Lomica Drive Hastings VIC 3915	\$285,000	23-Aug-19
34 Cutwater Street Hastings VIC 3915	\$275,000	19-Oct-19

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: 04 November 2019

**2 Lomica Drive Hastings VIC 3915** Sold Price **\$285,000** Sold Date **23-Aug-19**

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Distance **0.5km**



**34 Cutwater Street Hastings VIC 3915**

Sold Price **\$275,000** Sold Date **19-Oct-19**

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Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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