

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

2/132 Victoria 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Hastings

Period-from

01 Jun 2020

to

31 May 2021

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

3 Hodgins Road Hastings VIC 3915	\$620,000	12-Apr-21
92 Victoria Street Hastings VIC 3915	\$615,000	15-Jan-21
12 Eman Terrace Hastings VIC 3915	\$580,000	12-Feb-21

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: 24 June 2021



3 Hodgins Road Hastings VIC 3915 Sold Price **\$620,000** Sold Date **12-Apr-21**

3 2 2

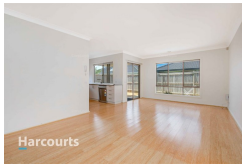
Distance **0.11km**



92 Victoria Street Hastings VIC 3915 Sold Price **\$615,000** Sold Date **15-Jan-21**

3 2 2

Distance **0.27km**



12 Eman Terrace Hastings VIC 3915 Sold Price **\$580,000** Sold Date **12-Feb-21**

3 2 2

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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