

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 4/224 High Street Hastings 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 \$595,000 & \$654,500

Median sale price

Median price \$647,500 Property type Unit Suburb Hastings

Period - From 1/7/2022 to 1/7/2023 Source RP Data

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 six 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 James Hird Drive Hastings	\$654,000	1/6/2023
2 2/29 Douglas Street Hastings	\$655,000	12/5/2023
3 2/224 High Street Hastings	\$640,000	6/4/2023

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 six months.

This Statement of Information was prepared on: 18/07/2023