

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

5/277 MARINE PARADE 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

\$570,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Hastings

Period-from

01 Apr 2022

to

31 Mar 2023

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

3/14 HILLTOP RISE HASTINGS VIC 3915	\$615,000	18-Oct-22
4/6 KING STREET HASTINGS VIC 3915	\$620,000	28-Oct-21
18/300 HIGH STREET HASTINGS VIC 3915	\$624,500	04-Nov-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: 17 April 2023



3/14 HILLTOP RISE HASTINGS VIC 3915

Sold Price

\$615,000

Sold Date

18-Oct-22

3

2

2

Distance

1.89km



4/6 KING STREET HASTINGS VIC 3915

Sold Price

\$620,000

Sold Date

28-Oct-21

3

2

2

Distance

2.65km



18/300 HIGH STREET HASTINGS VIC 3915

Sold Price

\$624,500

Sold Date

04-Nov-21

3

2

2

Distance

2.82km

RS = Recent sale

UN = Undisclosed Sale

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