

## 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

1/16 SPRING 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

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Hastings

Period-from

01 Oct 2023

to

30 Sep 2024

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

2/16 SPRING STREET HASTINGS VIC 3915	\$465,000	21-Jun-24
10 VICTORIA STREET HASTINGS VIC 3915	\$500,000	12-Sep-24
2/29 EDWARD STREET HASTINGS VIC 3915	\$450,000	05-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: 18 October 2024



**2/16 SPRING STREET HASTINGS  
VIC 3915**

2 1 1

Sold Price **\$465,000** Sold Date **21-Jun-24**

Distance **0.02km**



**10 VICTORIA STREET HASTINGS  
VIC 3915**

2 1 1

Sold Price <sup>RS</sup> **\$500,000** Sold Date **12-Sep-24**

Distance **0.11km**



**2/29 EDWARD STREET HASTINGS  
VIC 3915**

2 1 1

Sold Price **\$450,000** Sold Date **05-Aug-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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