

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 241 MARINE PARADE, HASTINGS, VIC 3915


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: 910,000 to 1,000,000

### Median sale price

Median price \$470,000 House ☒ Unit ☐ Suburb HASTINGS

Period 01 January 2017 to 31 December 2017 Source 

### Comparable property sales

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
51 OLIVIA WAY, HASTINGS, VIC 3915	*\$610,000	10/01/2018
21 WARRANQITE CRES, HASTINGS, VIC 3915	*\$620,000	04/12/2017
28 LANTONS WAY, HASTINGS, VIC 3915	*\$725,000	17/11/2017

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 241 MARINE PARADE, HASTINGS, VIC

3 2 4

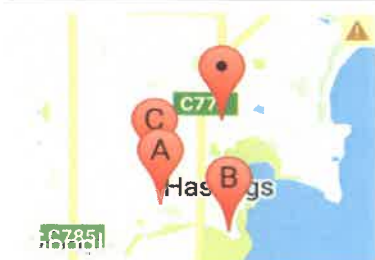
#### Indicative Selling Price

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**Price Range: 910,000 to 1,000,000**

Provided by: Nigel Evans Licensed Estate Agent, Eview Group Tallon Estate Agents

## MEDIAN SALE PRICE



### HASTINGS, VIC, 3915

Suburb Median Sale Price (House)

**\$470,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



### 51 OLIVIA WAY, HASTINGS, VIC 3915

3 2 2

#### Sale Price

**\*\$610,000**

Sale Date: 10/01/2018

Distance from Property: 2.9km



### 21 WARRANQITE CRES, HASTINGS, VIC 3915

3 2 3

#### Sale Price

**\*\$620,000**

Sale Date: 04/12/2017

Distance from Property: 3.2km



### 28 LANTONS WAY, HASTINGS, VIC 3915

4 2 2

#### Sale Price

**\*\$725,000**

Sale Date: 17/11/2017

Distance from Property: 2.3km



This report has been compiled on 17/01/2018 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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