

## 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

23 Reid 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Hastings

Period-from

01 Oct 2020

to

30 Sep 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

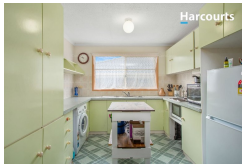
Date of sale

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 18 Edward Street Hastings VIC 3915  | \$685,000 | 30-Jun-21 |
| 4 Melaleuca Drive Hastings VIC 3915 | \$745,000 | 01-Sep-21 |
| 29 Rankin Road Hastings VIC 3915    | \$675,000 | 22-Apr-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: 07 October 2021



**18 Edward Street Hastings VIC 3915** Sold Price **\$685,000** Sold Date **30-Jun-21**

3 1 4

Distance **0.54km**



**4 Melaleuca Drive Hastings VIC 3915** Sold Price <sup>RS</sup> **\$745,000** <sup>UN</sup> Sold Date **01-Sep-21**

3 2 5

Distance **1.26km**



**29 Rankin Road Hastings VIC 3915** Sold Price **\$675,000** Sold Date **22-Apr-21**

3 1 2

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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