

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

4/161 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Hastings

Period-from

01 Oct 2021

to

30 Sep 2022

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

2/12 ALBERT STREET HASTINGS VIC 3915	\$520,000	26-Sep-22
5/2 SIMON STREET HASTINGS VIC 3915	\$460,000	21-Apr-22
11/59 ELIZABETH STREET HASTINGS VIC 3915	\$450,500	20-Jun-22

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 2022



**2/12 ALBERT STREET HASTINGS
VIC 3915**

2 1 1

Sold Price

^{RS}

\$520,000

Sold Date

26-Sep-22

Distance

1.22km



**5/2 SIMON STREET HASTINGS VIC
3915**

2 1 1

Sold Price

\$460,000

Sold Date

21-Apr-22

Distance

1.66km



**11/59 ELIZABETH STREET
HASTINGS VIC 3915**

2 1 1

Sold Price

\$450,500

Sold Date

20-Jun-22

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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