

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

5/128 SALMON STREET 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Hastings

Period-from

01 Aug 2022

to

31 Jul 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

2/36 SKINNER STREET HASTINGS VIC 3915	\$585,000	31-May-23
5 JAMES HIRD DRIVE HASTINGS VIC 3915	\$561,000	12-Aug-23
31 JAMES HIRD DRIVE HASTINGS VIC 3915	\$560,000	31-Mar-23

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 August 2023



**2/36 SKINNER STREET HASTINGS
VIC 3915**

2 1 1

Sold Price

\$585,000

Sold Date

31-May-23

Distance

0.23km



**5 JAMES HIRD DRIVE HASTINGS
VIC 3915**

2 1 1

Sold Price

^{RS} **\$561,000**

Sold Date

12-Aug-23

Distance

0.81km



**31 JAMES HIRD DRIVE HASTINGS
VIC 3915**

2 1 1

Sold Price

^{RS} **\$560,000**

Sold Date

31-Mar-23

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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