

## 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

13 MORRAH 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

\$740,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Hastings

Period-from

01 May 2024

to

30 Apr 2025

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

12/2 BURKE STREET HASTINGS VIC 3915	\$749,000	12-Nov-24
50 LYALL STREET HASTINGS VIC 3915	\$780,000	02-Feb-25

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: 01 May 2025



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

Sold Price

**\$749,000**

Sold Date **12-Nov-24**

 3  2  2

Distance **0.07km**



**50 LYALL STREET HASTINGS VIC 3915**

Sold Price

<sup>RS</sup> **\$780,000** <sup>UN</sup>

Sold Date **02-Feb-25**

 4  3  -

Distance **0.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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