

## 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

41 COOL STORE ROAD HASTINGS VIC 3915

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$583,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Hastings

Period-from

01 Feb 2024

to

31 Jan 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

7 TAVEN STREET HASTINGS VIC 3915	\$625,000	31-Oct-24
4 AUBURN COURT HASTINGS VIC 3915	\$654,000	30-Jan-25
32 MARTIN STREET HASTINGS VIC 3915	\$605,000	12-Dec-24

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 February 2025



## 7 TAVEN STREET HASTINGS VIC 3915

2 1 1

Sold Price

**\$625,000**

Sold Date

**31-Oct-24**

Distance

**0.74km**



## 4 AUBURN COURT HASTINGS VIC 3915

2 1 2

Sold Price

<sup>RS</sup> **\$654,000**

Sold Date

**30-Jan-25**

Distance

**0.84km**



## 32 MARTIN STREET HASTINGS VIC 3915

2 2 2

Sold Price

**\$605,000**

Sold Date

**12-Dec-24**

Distance

**1.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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