

## 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

9A ALBERT STREET 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

\$540,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Hastings

Period-from

01 Dec 2023

to

30 Nov 2024

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 1/16 QUEEN STREET HASTINGS VIC 3915  | \$550,000 | 28-Aug-24 |
| 2/16 QUEEN STREET HASTINGS VIC 3915  | \$575,000 | 26-Nov-24 |
| 3/2 NICHOLAS COURT HASTINGS VIC 3915 | \$550,000 | 28-Aug-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: 23 December 2024

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**1/16 QUEEN STREET HASTINGS VIC 3915** Sold Price **\$550,000** Sold Date **28-Aug-24**

2 1 1

Distance **0.12km**



**2/16 QUEEN STREET HASTINGS VIC 3915** Sold Price <sup>RS</sup> **\$575,000** <sup>UN</sup> Sold Date **26-Nov-24**

2 1 1

Distance **0.13km**



**3/2 NICHOLAS COURT HASTINGS VIC 3915** Sold Price **\$550,000** Sold Date **28-Aug-24**

2 1 -

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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