

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

4/73 VICTORIA 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Unit

Suburb

Hastings

Period-from

01 May 2022

to

30 Apr 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

1/7 NICHOLAS COURT HASTINGS VIC 3915	\$525,000	22-Nov-22
2/224 HIGH STREET HASTINGS VIC 3915	\$640,000	06-Apr-23
41 JAMES HIRD DRIVE HASTINGS VIC 3915	-	03-May-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: 16 May 2023


**1/7 NICHOLAS COURT HASTINGS
VIC 3915**
 3  1  1

Sold Price

\$525,000

Sold Date **22-Nov-22**

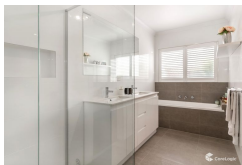
Distance **0.57km**

**2/224 HIGH STREET HASTINGS VIC
3915**
 3  2  2

Sold Price

^{RS} **\$640,000**

Sold Date **06-Apr-23**

Distance **1.37km**

**41 JAMES HIRD DRIVE HASTINGS
VIC 3915**
 3  1  2

Sold Price

^{RS} ^{UN}

Sold Date **03-May-23**

Distance **1.33km**
RS = Recent sale

UN = Undisclosed Sale

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