

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

8/115 HIGH 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

\$435,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Hastings

Period-from

01 Jun 2022

to

31 May 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

6/22 RANKIN ROAD HASTINGS VIC 3915	\$430,000	12-Apr-23
5/1A ELIZABETH STREET HASTINGS VIC 3915	\$440,000	07-Feb-23
4/1A ELIZABETH STREET HASTINGS VIC 3915	\$445,000	13-Jun-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: 27 June 2023



6/22 RANKIN ROAD HASTINGS VIC 3915

Sold Price

^{RS} **\$430,000** Sold Date **12-Apr-23**

 2  1  1

Distance **0.45km**



5/1A ELIZABETH STREET HASTINGS VIC 3915

Sold Price

\$440,000 Sold Date **07-Feb-23**

 2  2  1

Distance **0.51km**



4/1A ELIZABETH STREET HASTINGS VIC 3915

Sold Price

^{RS} **\$445,000** Sold Date **13-Jun-23**

 2  2  1

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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