

## 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

15A LYALL 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Hastings

Period-from

01 Mar 2024

to

28 Feb 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 70A JAMES STREET HASTINGS VIC 3915    | \$570,000 | 17-Oct-24 |
| 16A REID PARADE HASTINGS VIC 3915     | \$580,000 | 01-Mar-25 |
| 15 RAILWAY CRESCENT HASTINGS VIC 3915 | \$540,000 | 31-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.~~

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Katie Jones  
P 0359798833  
M 0437284449  
E katie.jones@obrienrealestate.com.au



**70A JAMES STREET HASTINGS VIC 3915** Sold Price **\$570,000** Sold Date **17-Oct-24**  
3 2 2 Distance **2.45km**



**16A REID PARADE HASTINGS VIC 3915** Sold Price <sup>RS</sup> **\$580,000** <sup>UN</sup> Sold Date **01-Mar-25**  
3 2 2 Distance **2.53km**



**15 RAILWAY CRESCENT HASTINGS VIC 3915** Sold Price <sup>RS</sup> **\$540,000** Sold Date **31-Dec-24**  
3 1 1 Distance **2.45km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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