

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

1/109 MARINE PARADE 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hastings

Period-from

01 Jul 2023

to

30 Jun 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

3/102 SALMON STREET HASTINGS VIC 3915	\$475,000	23-Feb-24
6/73 VICTORIA STREET HASTINGS VIC 3915	\$480,000	05-Feb-24
11/102 VICTORIA STREET HASTINGS VIC 3915	\$460,000	30-Apr-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: 01 July 2024


**3/102 SALMON STREET HASTINGS
VIC 3915**

Sold Price

\$475,000

Sold Date

23-Feb-24
 2  1  1

Distance

1.34km

**6/73 VICTORIA STREET HASTINGS
VIC 3915**

Sold Price

\$480,000

Sold Date

05-Feb-24
 2  1  -

Distance

0.51km

**11/102 VICTORIA STREET
HASTINGS VIC 3915**

Sold Price

^{RS} **\$460,000**

Sold Date

30-Apr-24
 2  1  1

Distance

0.25km
RS = Recent sale

UN = Undisclosed Sale

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