

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

1/10 QUEEN 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hastings

Period-from

01 Feb 2023

to

31 Jan 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

9/115 HIGH STREET HASTINGS VIC 3915	\$460,000	17-Oct-23
1/17 RANKIN ROAD HASTINGS VIC 3915	\$515,000	06-Oct-23
2/11 DYLAN DRIVE HASTINGS VIC 3915	\$477,000	08-Jan-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 February 2024



9/115 HIGH STREET HASTINGS VIC 3915

Sold Price

\$460,000

Sold Date

17-Oct-23

 2  1  1

Distance

0.06km



1/17 RANKIN ROAD HASTINGS VIC 3915

Sold Price

\$515,000

Sold Date

06-Oct-23

 2  1  1

Distance

0.44km



2/11 DYLAN DRIVE HASTINGS VIC 3915

Sold Price

^{RS} **\$477,000**

Sold Date

08-Jan-24

 2  1  1

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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