

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

1/2116 FRANKSTON-FLINDERS ROAD 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hastings

Period-from

01 Apr 2023

to

31 Mar 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

9/59 ELIZABETH STREET HASTINGS VIC 3915	\$445,000	14-Nov-23
4/20 SPRING STREET HASTINGS VIC 3915	\$430,000	03-Nov-23
1/7 GOLD COURT HASTINGS VIC 3915	\$410,000	12-Feb-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: 16 April 2024

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**9/59 ELIZABETH STREET
HASTINGS VIC 3915**

1 1 1

Sold Price **\$445,000** Sold Date **14-Nov-23**

Distance **0.26km**



**4/20 SPRING STREET HASTINGS
VIC 3915**

2 1 1

Sold Price **\$430,000** Sold Date **03-Nov-23**

Distance **0.58km**



**1/7 GOLD COURT HASTINGS VIC
3915**

2 1 -

Sold Price **\$410,000** Sold Date **12-Feb-24**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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