

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

1/27 RANKIN 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Hastings

Period-from

01 Jan 2023

to

31 Dec 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

4/73 VICTORIA STREET HASTINGS VIC 3915	\$580,000	12-Jul-23
8/128 SALMON STREET HASTINGS VIC 3915	\$535,000	26-Sep-23
5/128 SALMON STREET HASTINGS VIC 3915	\$560,000	27-Aug-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: 09 January 2024



4/73 VICTORIA STREET HASTINGS VIC 3915 Sold Price **\$580,000** Sold Date **12-Jul-23**

3 2 -

Distance **0.34km**



8/128 SALMON STREET HASTINGS VIC 3915 Sold Price **\$535,000** Sold Date **26-Sep-23**

3 1 1

Distance **0.85km**



5/128 SALMON STREET HASTINGS VIC 3915 Sold Price **\$560,000** Sold Date **27-Aug-23**

3 1 1

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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