

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

1/32 DOUGLAS 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Hastings

Period-from

01 Jun 2023

to

31 May 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 ROSEMARY DRIVE HASTINGS VIC 3915	\$605,555	24-Apr-24
31 MARTIN STREET HASTINGS VIC 3915	\$600,000	21-Feb-24
58 MARTIN STREET HASTINGS VIC 3915	\$560,000	25-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: 13 June 2024



9 ROSEMARY DRIVE HASTINGS VIC 3915

3 1 2

Sold Price ^{RS} **\$605,555** ^{UN} Sold Date **24-Apr-24**

Distance **1.27km**



31 MARTIN STREET HASTINGS VIC 3915

3 1 1

Sold Price **\$600,000** Sold Date **21-Feb-24**

Distance **0.15km**



58 MARTIN STREET HASTINGS VIC 3915

3 1 1

Sold Price **\$560,000** Sold Date **25-Jan-24**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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