

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

1/39 COOL STORE 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

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

1/7 GOLD COURT HASTINGS VIC 3915	\$410,000	12-Feb-24
2/2116 FRANKSTON-FLINDERS ROAD HASTINGS VIC 3915	\$390,000	01-May-24
4/20 SPRING STREET HASTINGS VIC 3915	\$430,000	03-Nov-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: 25 June 2024

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

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Sold Price **\$410,000** Sold Date **12-Feb-24**Distance **0.17km****2/2116 FRANKSTON-FLINDERS ROAD HASTINGS VIC 3915**

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Sold Price ^{RS} **\$390,000** ^{UN} Sold Date **01-May-24**Distance **0.86km****4/20 SPRING STREET HASTINGS VIC 3915**

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Sold Price **\$430,000** Sold Date **03-Nov-23**Distance **0.85km****RS** = Recent sale **UN** = Undisclosed Sale

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