

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

1/6 MCCALLUM 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

\$535,000

&

\$565,000

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

3/3 ELISA PLACE HASTINGS VIC 3915	\$494,000	06-Jan-24
17 PENSURST AVENUE HASTINGS VIC 3915	\$585,000	29-Apr-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: 11 June 2024



3/3 ELISA PLACE HASTINGS VIC 3915

Sold Price **\$494,000** Sold Date **06-Jan-24**

 3  1  -

Distance **1.94km**



17 PENSURST AVENUE HASTINGS VIC 3915

Sold Price ^{RS} **\$585,000** Sold Date **29-Apr-24**

 3  1  -

Distance **0.41km**



58 MARTIN STREET HASTINGS VIC 3915

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

 3  1  1

Distance **0.96km**

RS = Recent sale **UN** = Undisclosed Sale

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