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
Single Price		\$535,000	&	\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$560,000	Prope	erty type Unit		Suburb	Hastings	
Period-from	01 Jun 2023	to	31 May 2	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.

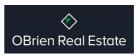
Address of comparable property	Price	Date of sale
3/3 ELISA PLACE HASTINGS VIC 3915	\$494,000	06-Jan-24
17 PENSHURST AVENUE HASTINGS VIC 3915	\$585,000	29-Apr-24
58 MARTIN STREET HASTINGS VIC 3915	\$560,000	25-Jan-24

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





Jared McGovern

P 87387228

M 0432920029 E jared.mcgovern@obrienrealestate.com.au

Sold Price 3/3 ELISA PLACE HASTINGS VIC 3915

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

□ 3

■ 3

<u></u>

₾ 1

₾ 1

Distance

1.94km



17 PENSHURST AVENUE HASTINGS Sold Price VIC 3915

*\$585,000 Sold Date 29-Apr-24

Distance

0.41km

58 MARTIN STREET HASTINGS VIC Sold Price 3915

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

■ 3

₾ 1

\$1

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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