

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

1/8 REID PARADE 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

\$420,000

&

\$460,000

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

3/102 SALMON STREET HASTINGS VIC 3915	\$475,000	23-Feb-24
5/10 RANKIN ROAD HASTINGS VIC 3915	\$490,000	02-May-24
2/2116 FRANKSTON-FLINDERS ROAD HASTINGS VIC 3915	\$390,000	01-May-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: 26 June 2024



3/102 SALMON STREET HASTINGS VIC 3915 Sold Price **\$475,000** Sold Date **23-Feb-24**

2 1 1

Distance **0.38km**



5/10 RANKIN ROAD HASTINGS VIC 3915 Sold Price **\$490,000** Sold Date **02-May-24**

2 1 1

Distance **1.32km**



2/2116 FRANKSTON-FLINDERS ROAD HASTINGS VIC 3915 Sold Price ^{RS} **\$390,000** ^{UN} Sold Date **01-May-24**

2 1 1

Distance **1.02km**

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

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