

## 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

11/102 VICTORIA STREET HASTINGS VIC 3915

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$683,000

Property type

House

Suburb

Hastings

Period-from

01 Feb 2023

to

31 Jan 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

12/102 VICTORIA STREET HASTINGS VIC 3915	\$475,000	13-Oct-23
6/73 VICTORIA STREET HASTINGS VIC 3915	\$480,000	19-Feb-24
3/37 ELIZABETH STREET HASTINGS VIC 3915	\$495,000	26-Feb-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: 29 February 2024



**12/102 VICTORIA STREET  
HASTINGS VIC 3915**

 2  1  1

Sold Price

**\$475,000**

Sold Date

**13-Oct-23**

Distance

**0.03km**



**6/73 VICTORIA STREET HASTINGS  
VIC 3915**

 2  1  -

Sold Price

<sup>RS</sup> **\$480,000**

Sold Date

**19-Feb-24**

Distance

**0.37km**



**3/37 ELIZABETH STREET  
HASTINGS VIC 3915**

 2  1  1

Sold Price

<sup>RS</sup> **\$495,000**

Sold Date

**26-Feb-24**

Distance

**0.84km**

RS = Recent sale

UN = Undisclosed Sale

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