

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

12/300 HIGH STREET HASTINGS VIC 3915

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting



















\$620,000 & \$670,000

Median sale price

Median Price	\$560,000	Property type	Unit	Suburb	Hastings
Period-from	01 Mar 2023	to	29 Feb 2024	Source	Corelogic

Comparable property sales

These are the 6 properties sold within 2 kilometres of the property for sale in the last 12 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
2/224 HIGH STREET HASTINGS 3915	 3  2  2	\$640,000	17-Mar-23
4/25 DOUGLAS STREET HASTINGS 3915	 3  2  2	\$640,000	28-Mar-23
10 JAMES HIRD DRIVE HASTINGS 3915	 3  2  2	\$654,000	01-Jun-23
2/224 HIGH STREET HASTINGS 3915	 3  2  2	\$640,000	17-Mar-23
4/25 DOUGLAS STREET HASTINGS 3915	 3  2  2	\$665,000	10-Jan-24
2/34 OLIVIA WAY HASTINGS 3915	 3  2  2	\$680,000	23-Feb-24

consumer.vic.gov.au



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12/300 HIGH STREET HASTINGS VIC 3915Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting**\$620,000****\$670,000****2/224 HIGH STREET HASTINGS
VIC 3915**

3
 2
 2

Sold Price **\$640,000** Sold Date **17-Mar-23**Distance **0.57km****4/25 DOUGLAS STREET HASTINGS
VIC 3915**

2
 2
 2

Sold Price **\$640,000** Sold Date **28-Mar-23**Distance **2.02km****10 JAMES HIRD DRIVE HASTINGS
VIC 3915**

3
 2
 2

Sold Price **\$654,000** Sold Date **01-Jun-23**Distance **2.04km****2/29 DOUGLAS STREET HASTINGS
VIC 3915**

3
 2
 2

Sold Price **\$655,000** Sold Date **02-May-23**Distance **1.99km****3/105 SALMON STREET HASTINGS
VIC 3915**

2
 2
 2

Sold Price **\$665,000** Sold Date **10-Jan-24**Distance **2.21km****2/34 OLIVIA WAY HASTINGS
VIC 3915**

3
 2
 2

Sold Price **\$680,000** Sold Date **23-Feb-24**Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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