

## 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

2/102 SALMON 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

\$475,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hastings

Period-from

01 May 2023

to

30 Apr 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

1/27 RANKIN ROAD HASTINGS VIC 3915	545000	23-Feb-24
3/102 SALMON STREET HASTINGS VIC 3915	475000	23-Feb-24
6/16 QUEEN STREET HASTINGS VIC 3915	550000	13-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: 22 May 2024



**1/27 RANKIN ROAD HASTINGS VIC 3915** Sold Price **545000** Sold Date **23-Feb-24**  
Distance **1.06km**

2 1 1



**3/102 SALMON STREET HASTINGS VIC 3915** Sold Price **475000** Sold Date **23-Feb-24**  
Distance **0.01km**

2 1 1



**6/16 QUEEN STREET HASTINGS VIC 3915** Sold Price <sup>RS</sup> **550000** Sold Date **13-May-24**  
Distance **0.74km**

2 1 1

RS = Recent sale      UN = Undisclosed Sale

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