

## 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

2/2116 FRANKSTON-FLINDERS ROAD 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

\$395,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hastings

Period-from

01 Apr 2023

to

31 Mar 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

|   |           |           |
|---|-----------|-----------|
| 9/59 ELIZABETH STREET HASTINGS VIC 3915 | \$445,000 | 14-Nov-23 |
| 4/4 SIMON STREET HASTINGS VIC 3915      | \$440,000 | 11-Nov-22 |
| 4/20 SPRING STREET HASTINGS VIC 3915    | \$430,000 | 03-Nov-23 |

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: 16 April 2024

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**9/59 ELIZABETH STREET  
HASTINGS VIC 3915**

 1  1  1

Sold Price

**\$445,000**

Sold Date

**14-Nov-23**

Distance

**0.28km**



**4/4 SIMON STREET HASTINGS VIC  
3915**

 2  1  1

Sold Price

**\$440,000**

Sold Date

**11-Nov-22**

Distance

**0.33km**



**4/20 SPRING STREET HASTINGS  
VIC 3915**

 2  1  1

Sold Price

**\$430,000**

Sold Date

**03-Nov-23**

Distance

**0.6km**

RS = Recent sale

UN = Undisclosed Sale

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