

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

24/91 MARINE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Other

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

7/120 MARINE PARADE HASTINGS VIC 3915	\$610,000	03-Dec-23
1/27 RANKIN ROAD HASTINGS VIC 3915	\$545,000	23-Feb-24
4/16 QUEEN STREET HASTINGS VIC 3915	\$560,000	08-Jan-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: 28 April 2024



7/120 MARINE PARADE HASTINGS VIC 3915

Sold Price

\$610,000

Sold Date **03-Dec-23**

2 1 2

Distance **0.28km**



1/27 RANKIN ROAD HASTINGS VIC 3915

Sold Price

\$545,000

Sold Date **23-Feb-24**

2 1 1

Distance **0.35km**



4/16 QUEEN STREET HASTINGS VIC 3915

Sold Price

\$560,000

Sold Date **08-Jan-24**

2 1 -

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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