

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

3/37 ELIZABETH STREET 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

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hastings

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/17 RANKIN ROAD HASTINGS VIC 3915	\$515,000	06-Oct-23
12/102 VICTORIA STREET HASTINGS VIC 3915	\$475,000	13-Oct-23
1/29 EDWARD STREET HASTINGS VIC 3915	\$460,000	18-Aug-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: 23 January 2024



1/17 RANKIN ROAD HASTINGS VIC 3915

2 1 1

Sold Price

\$515,000

Sold Date **06-Oct-23**

Distance **0.58km**



12/102 VICTORIA STREET HASTINGS VIC 3915

2 1 1

Sold Price

\$475,000

Sold Date **13-Oct-23**

Distance **0.84km**



1/29 EDWARD STREET HASTINGS VIC 3915

2 1 1

Sold Price

^{RS} **\$460,000**

Sold Date **18-Aug-23**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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