

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

45 COOL STORE ROAD 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Hastings

Period-from

01 Jul 2023

to

30 Jun 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

12 VICTORIA STREET HASTINGS VIC 3915	\$510,000	24-Feb-24
40 CHURCH STREET HASTINGS VIC 3915	\$590,000	22-Feb-24
60 SPRING STREET HASTINGS VIC 3915	\$567,500	09-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: 05 July 2024



**12 VICTORIA STREET HASTINGS
VIC 3915**

2 1 -

Sold Price

^{RS}

\$510,000

Sold Date

24-Feb-24

Distance

0.77km



**40 CHURCH STREET HASTINGS
VIC 3915**

2 2 2

Sold Price

\$590,000

Sold Date

22-Feb-24

Distance

0.31km



**60 SPRING STREET HASTINGS VIC
3915**

3 1 2

Sold Price

\$567,500

Sold Date

09-Jan-24

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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