

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

5/10 RANKIN 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

\$485,000

&

\$533,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Hastings

Period-from

01 Oct 2022

to

30 Sep 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

7/73 VICTORIA STREET HASTINGS VIC 3915	\$530,000	12-May-23
3/2 NICHOLAS COURT HASTINGS VIC 3915	\$505,000	08-Jul-23
7/11 HERRING STREET HASTINGS VIC 3915	\$480,000	26-Apr-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: 09 October 2023

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**7/73 VICTORIA STREET HASTINGS
VIC 3915**

2 1 1

Sold Price

\$530,000

Sold Date

12-May-23

Distance

0.35km



**3/2 NICHOLAS COURT HASTINGS
VIC 3915**

2 1 1

Sold Price

\$505,000

Sold Date

08-Jul-23

Distance

0.65km



**7/11 HERRING STREET HASTINGS
VIC 3915**

2 1 1

Sold Price

\$480,000

Sold Date

26-Apr-23

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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