

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 57 Elizabeth Street, Hastings Vic 3915

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000 & \$580,000

Median sale price

Median price \$682,000 Property Type House Suburb Hastings

Period - From 01/07/2022 to 30/06/2023 Source REIV

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 six 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	22 Gascoyne Ct HASTINGS 3915	\$550,000	18/05/2023
2	17 Junee Ct HASTINGS 3915	\$550,000	21/03/2023
3	1 Warrego Ct HASTINGS 3915	\$540,000	18/07/2023

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 six months.~~

This Statement of Information was prepared on: 30/08/2023 12:22



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Property Type: House
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median House Price
Year ending June 2023: \$682,000

Comparable Properties



22 Gascoyne Ct HASTINGS 3915 (VG)

Agent Comments

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Price: \$550,000
Method: Sale
Date: 18/05/2023
Property Type: House (Res)
Land Size: 780 sqm approx



17 Junee Ct HASTINGS 3915 (VG)

Agent Comments

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Price: \$550,000
Method: Sale
Date: 21/03/2023
Property Type: House (Res)
Land Size: 651 sqm approx



1 Warrego Ct HASTINGS 3915 (REI)

Agent Comments

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Price: \$540,000
Method: Private Sale
Date: 18/07/2023
Property Type: House

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669