

## 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

6/16 QUEEN STREET HASTINGS VIC 3915

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

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

4/16 QUEEN STREET HASTINGS VIC 3915	\$560,000	08-Jan-24
1/27 RANKIN ROAD HASTINGS VIC 3915	\$545,000	23-Feb-24
37 JAMES HIRD DRIVE HASTINGS VIC 3915	\$545,000	27-Mar-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: 22 April 2024



**4/16 QUEEN STREET HASTINGS  
VIC 3915**

2 1 -

Sold Price

**\$560,000**

Sold Date **08-Jan-24**

Distance **0.03km**



**1/27 RANKIN ROAD HASTINGS VIC  
3915**

2 1 1

Sold Price

**\$545,000**

Sold Date **23-Feb-24**

Distance **0.36km**



**37 JAMES HIRD DRIVE HASTINGS  
VIC 3915**

2 1 -

Sold Price

<sup>RS</sup> **\$545,000**

Sold Date **27-Mar-24**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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