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	1/16 QUEEN 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	$510,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	Property type	Unit	Suburb	Hastings
Period-from	01 Aug 2023	to	31 Jul 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
6/16 QUEEN STREET HASTINGS VIC 3915	$550,000	13-May-24
3/25 RANKIN ROAD HASTINGS VIC 3915	$585,000	28-Jun-24
1/27 RANKIN ROAD HASTINGS VIC 3915	$545,000	23-Feb-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: 03 August 2024

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6/16 QUEEN STREET HASTINGS VIC 3915

2 1 1

Sold Price RS $550,000 Sold Date 13-May-24

Distance 0.02km



3/25 RANKIN ROAD HASTINGS VIC 3915

2 1 2

Sold Price RS $585,000 Sold Date 28-Jun-24

Distance 0.32km



1/27 RANKIN ROAD HASTINGS VIC 3915

2 1 1

Sold Price $545,000 Sold Date 23-Feb-24

Distance 0.34km

RS = Recent sale **UN** = Undisclosed Sale

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