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	3/17 DOUGLAS 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	$530,000	&	$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Hastings
Period-from	01 Sep 2023	to	31 Aug 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
1/16 QUEEN STREET HASTINGS VIC 3915	$550,000	31-Aug-24
2A SPRUCE DRIVE HASTINGS VIC 3915	$580,000	15-Aug-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: 18 September 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 0.76km



1/16 QUEEN STREET HASTINGS VIC 3915

2 1 1

Sold Price Sold Date 31-Aug-24

Distance 0.78km



2A SPRUCE DRIVE HASTINGS VIC 3915

2 1 1

Sold Price RS $580,000 Sold Date 15-Aug-24

Distance 1.98km

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

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