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 STEPHEN 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$666,500	Property type	House	Suburb	Hastings
Period-from	01 Nov 2023	to	31 Oct 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
39 GEORGIA WAY HASTINGS VIC 3915	$700,000	15-Nov-24
63 OLIVIA WAY HASTINGS VIC 3915	$760,000	03-Oct-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.

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39 GEORGIA WAY HASTINGS VIC 3915

3 2 2

Sold Price RS $700,000 Sold Date 15-Nov-24

Distance 0.09km



63 OLIVIA WAY HASTINGS VIC 3915

3 2 2

Sold Price RS $760,000 Sold Date 03-Oct-24

Distance 1.32km

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

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