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	4/1 VICTORIA 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	$515,000	Property type	Unit	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
1/16 QUEEN STREET HASTINGS VIC 3915	$550,000	28-Aug-24
6/16 QUEEN STREET HASTINGS VIC 3915	$550,000	06-May-24
1/9 NICHOLAS COURT HASTINGS VIC 3915	$565,000	29-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.~~

This Statement of Information was prepared on: 06 November 2024

Harcourts
Stephanie Dowler
P 0409 919 419
M 0409 919 419
E stephanie.dowler@harcourts.com.au



1/16 QUEEN STREET HASTINGS VIC 3915

2 1 1

Sold Price **$550,000** Sold Date **28-Aug-24**

Distance **0.49km**



6/16 QUEEN STREET HASTINGS VIC 3915

2 1 1

Sold Price Sold Date **06-May-24**

Distance **0.47km**



1/9 NICHOLAS COURT HASTINGS VIC 3915

2 2 1

Sold Price RS **$565,000** Sold Date **29-Oct-24**

Distance **0.17km**

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

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