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	4/5 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	$485,000	&	$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$545,000	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
4/128 SALMON STREET HASTINGS VIC 3915	$515,000	02-Jul-24
112/240 HIGH STREET HASTINGS VIC 3915	$500,000	09-May-24
5/10 RANKIN ROAD HASTINGS VIC 3915	$490,000	02-May-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: 14 August 2024

OBrien Real Estate

Michelle Stephens
M 0417 352 644
E michelle.stephens@obre.com.au



4/128 SALMON STREET HASTINGS VIC 3915

2 1 1

Sold Price RS **$515,000** Sold Date **02-Jul-24**

Distance **0.39km**



112/240 HIGH STREET HASTINGS VIC 3915

2 1 1

Sold Price RS **$500,000** UN Sold Date **09-May-24**

Distance **1.76km**



5/10 RANKIN ROAD HASTINGS VIC 3915

2 1 1

Sold Price **$490,000** Sold Date **02-May-24**

Distance **1.08km**

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

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