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	1/46 JAMES 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	&	$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Hastings
Period-from	01 Jun 2024	to	31 May 2025	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
1/27 EDWARD STREET HASTINGS VIC 3915	$559,000	23-Apr-25
9A ALBERT STREET HASTINGS VIC 3915	$550,000	01-May-25
6/73 VICTORIA STREET HASTINGS VIC 3915	$530,000	09-May-25

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: 02 June 2025

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1/27 EDWARD STREET HASTINGS VIC 3915

2 1 1

Sold Price RS **$559,000** Sold Date **23-Apr-25**

Distance **0.31km**



9A ALBERT STREET HASTINGS VIC 3915

2 1 1

Sold Price RS **$550,000** Sold Date **01-May-25**

Distance **0.85km**



6/73 VICTORIA STREET HASTINGS VIC 3915

2 1 1

Sold Price RS **$530,000** Sold Date **09-May-25**

Distance **1.09km**

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

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