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	2 Rankin Road 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	$495,000	&	$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$492,500	Property type	House	Suburb	Hastings
Period-from	01 Feb 2019	to	31 Jan 2020	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
125 Victoria Street Hastings VIC 3915	$512,500	21-Sep-19
40 Rosemary Drive Hastings VIC 3915	$508,500	18-Sep-19
9 Brydon Court Hastings VIC 3915	$515,000	08-Jan-20

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: 10 February 2020

CONSUMER AFFAIRS VICTORIA

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125 Victoria Street Hastings VIC 3915

3 1 1

Sold Price **$512,500** Sold Date **21-Sep-19**

Distance **0.61km**



40 Rosemary Drive Hastings VIC 3915

3 2 2

Sold Price **$508,500** Sold Date **18-Sep-19**

Distance **0.54km**



9 Brydon Court Hastings VIC 3915

3 1 1

Sold Price **$515,000** Sold Date **08-Jan-20**

Distance **0.92km**

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

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