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	47 MARTIN 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	$740,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$652,500	Property type	House	Suburb	Hastings
Period-from	01 May 2021	to	30 Apr 2022	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
52 LOMICA DRIVE HASTINGS VIC 3915	$750,000	08-Dec-21
28 ROSEMARY DRIVE HASTINGS VIC 3915	$770,000	31-Jan-22
33 CEDAR DRIVE HASTINGS VIC 3915	$775,000	14-Apr-22

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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52 LOMICA DRIVE HASTINGS VIC 3915

3 2 3

Sold Price **$750,000** Sold Date **08-Dec-21**

Distance **0.9km**



28 ROSEMARY DRIVE HASTINGS VIC 3915

4 2 1

Sold Price **$770,000** Sold Date **31-Jan-22**

Distance **1.26km**



33 CEDAR DRIVE HASTINGS VIC 3915

3 2 6

Sold Price RS **$775,000** Sold Date **14-Apr-22**

Distance **1.71km**

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

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