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<br>Including suburb and postcode | 9/59 ELIZABETH 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 | $420,000 | & | $460,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $530,000 | Property type | Unit | Suburb | Hastings |
| Period-from | 01 Nov 2022 | to | 31 Oct 2023 | 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 |
|---|---|---|
| 4/11 HODGINS ROAD HASTINGS VIC 3915 | $465,000 | 31-May-23 |
| 1/29 EDWARD STREET HASTINGS VIC 3915 | $460,000 | 18-Aug-23 |
| 8/115 HIGH STREET HASTINGS VIC 3915 | $445,000 | 13-Aug-23 |

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: 01 November 2023

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**4/11 HODGINS ROAD HASTINGS VIC 3915**

2 1 1

Sold Price **$465,000** Sold Date **31-May-23**

Distance **1.13km**



**1/29 EDWARD STREET HASTINGS VIC 3915**

2 1 1

Sold Price RS **$460,000** Sold Date **18-Aug-23**

Distance **0.41km**



**8/115 HIGH STREET HASTINGS VIC 3915**

2 1 1

Sold Price **$445,000** Sold Date **13-Aug-23**

Distance **0.3km**

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

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