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	10/118 VICTORIA 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	$350,000	&	$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$535,000	Property type	Unit	Suburb	Hastings
Period-from	01 Apr 2022	to	31 Mar 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
14/118 VICTORIA STREET HASTINGS VIC 3915	$402,500	21-Jan-22
18/118 VICTORIA STREET HASTINGS VIC 3915	$405,000	21-Mar-23
2/118 VICTORIA STREET HASTINGS VIC 3915	$408,000	25-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.~~

This Statement of Information was prepared on: 20 April 2023

Katie Jones
P 0359798833
M 0437284449
E katie.jones@obrienrealestate.com.au



14/118 VICTORIA STREET HASTINGS VIC 3915

1 1 1

Sold Price **$402,500** Sold Date **21-Jan-22**

Distance **0.02km**



18/118 VICTORIA STREET HASTINGS VIC 3915

1 1 1

Sold Price RS **$405,000** Sold Date **21-Mar-23**

Distance **0.05km**



2/118 VICTORIA STREET HASTINGS VIC 3915

1 1 1

Sold Price **$408,000** Sold Date **25-Apr-22**

Distance **0.09km**

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

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