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	2/119 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	$360,000	&	$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$525,000	Property type	Unit	Suburb	Hastings
Period-from	01 Aug 2022	to	31 Jul 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.

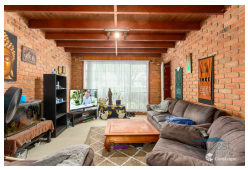
Address of comparable property	Price	Date of sale
3/119 VICTORIA STREET HASTINGS VIC 3915	$395,000	07-Apr-22
7/119 VICTORIA STREET HASTINGS VIC 3915	$375,000	09-Jun-23
9/119 VICTORIA STREET HASTINGS VIC 3915	$380,000	21-Jan-23

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: 29 August 2023

Harcourts
Jessica Cann
P 59707333
M 0466 881 726
E jessica.cann@harcourts.com.au



3/119 VICTORIA STREET HASTINGS VIC 3915 Sold Price **$395,000** Sold Date **07-Apr-22**

2 1 1 Distance **0km**



7/119 VICTORIA STREET HASTINGS VIC 3915 Sold Price RS **$375,000** Sold Date **09-Jun-23**

2 1 1 Distance **0.03km**



9/119 VICTORIA STREET HASTINGS VIC 3915 Sold Price **$380,000** Sold Date **21-Jan-23**

2 1 1 Distance **0.04km**

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

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