SL Richter Family Trust T/A Hudson Property Agents
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Member of REIQ

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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Hastings VIC 3915

Including suburb or locality and postcode

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 $720,000 & $750,000

Median sale price

Median price $645,000 Property Type House Suburb or Locality Sale

Period - From May 2024 to May 2025 Source realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
1 9 MIKHAIL GROVE, HASTINGS	$620,000	14th AUG 2024
2 21 CONSTANTINE WAY, HASTINGS	$652,500	13th MAR 2025
3 2 ANASTASI PLACE, HASTINGS	$675,000	6th SEPT 2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 20th May 2025