

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

13/102 Victoria Street, Hastings

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between &

Median sale price (Delete house or unit as applicable)

Median price House Unit Suburb

Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 2/8 Arthur Street, Hastings | \$410,000 | 21/08/2017 |
| 2 4 McCallum Street, Hastings | \$420,000 | 02/08/2017 |
| 3 122 Victoria Street, Hastings | \$349,000 | 31/05/2017 |