

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 3/23 Rankin Road, Hastings 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 \$ 480,000 & \$ 528,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 501,500 *House *Unit X Suburb Hastings 3915

Period - From December 17 to June 2018 Source RP DATA

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 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. 16/200 High Street, Hastings 3915	\$ 475,000	5/03/2018
2. 2/10 Plymouth Street, Hastings 3915	\$ 485,000	3/5/2018
3 7/224 High Street, Hastings 3915	\$ 480,000	9/5/2018