

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 REID PARADE, HASTINGS, VIC 3915

3 1 1

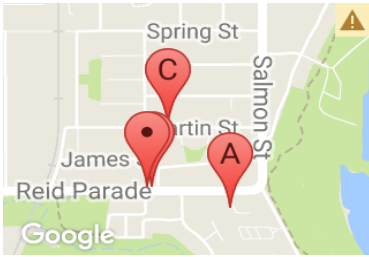
Indicative Selling Price

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

Price Range: **\$395,000 to \$425,000**

Provided by: Dominic Tallon, Eview Group Tallon Estate Agents

MEDIAN SALE PRICE



HASTINGS, VIC, 3915

Suburb Median Sale Price (House)

\$480,000

01 July 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



10 CARINYA CRT, HASTINGS, VIC 3915

3 1 2

Sale Price

Price Withheld

Sale Date: 28/07/2017

Distance from Property: 280m



38 REID PDE, HASTINGS, VIC 3915

3 1 1

Sale Price

\$405,000

Sale Date: 03/05/2017

Distance from Property: 16m



34 MARTIN ST, HASTINGS, VIC 3915

3 1 2

Sale Price

\$410,000

Sale Date: 21/04/2017

Distance from Property: 234m

This report has been compiled on 12/10/2017 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

42 REID PARADE, HASTINGS, VIC 3915

Indicative selling price

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

Price Range: \$395,000 to \$425,000

Median sale price

Median price \$480,000

House

Unit

Suburb

HASTINGS

Period 01 July 2017 to 30 September 2017

Source

 pricefinder

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
10 CARINYA CRT, HASTINGS, VIC 3915	Price Withheld	28/07/2017
38 REID PDE, HASTINGS, VIC 3915	\$405,000	03/05/2017
34 MARTIN ST, HASTINGS, VIC 3915	\$410,000	21/04/2017