

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 ANDREW COURT 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$674,250

Property type

House

Suburb

Hastings

Period-from

01 Jul 2021

to

30 Jun 2022

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

17 MICHELLE DRIVE HASTINGS VIC 3915	\$790,000	27-Jan-22
3 ALEXANDER DRIVE HASTINGS VIC 3915	\$840,000	04-May-22

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.

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17 MICHELLE DRIVE HASTINGS VIC 3915

Sold Price

\$790,000

Sold Date

27-Jan-22

4

2

2

Distance

0.76km



3 ALEXANDER DRIVE HASTINGS VIC 3915

Sold Price

^{RS} **\$840,000**

Sold Date

04-May-22

4

2

2

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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