

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

5 TEAL 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Hastings

Period-from

01 Mar 2024

to

28 Feb 2025

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

3 MORESBY COURT HASTINGS VIC 3915	\$630,000	16-Jan-25
8 DRAKE COURT HASTINGS VIC 3915	\$610,000	18-Dec-24
3 STEPHEN STREET HASTINGS VIC 3915	\$662,500	23-Feb-25

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.~~

This Statement of Information was prepared on: 25 March 2025

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3 MORESBY COURT HASTINGS VIC 3915 Sold Price **\$630,000** Sold Date **16-Jan-25**

 3  1  -

Distance **0.59km**



8 DRAKE COURT HASTINGS VIC 3915 Sold Price **\$610,000** Sold Date **18-Dec-24**

 2  1  -

Distance **0.52km**



3 STEPHEN STREET HASTINGS VIC 3915 Sold Price ^{RS} **\$662,500** Sold Date **23-Feb-25**

 3  1  -

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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