

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

9 PHILLIP 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Hastings

Period-from

01 Mar 2022

to

28 Feb 2023

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 JENOLA COURT HASTINGS VIC 3915	\$650,000	19-Nov-22
20 PINWOOD DRIVE HASTINGS VIC 3915	\$650,000	16-Feb-23
18 LINTEL COURT HASTINGS VIC 3915	\$695,000	16-Jul-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.~~

This Statement of Information was prepared on: 16 March 2023



3 JENOLA COURT HASTINGS VIC 3915

3 1 2

Sold Price

\$650,000

Sold Date

19-Nov-22

Distance

0.76km



20 PINWOOD DRIVE HASTINGS VIC 3915

4 2 2

Sold Price

^{RS} **\$650,000**

Sold Date

16-Feb-23

Distance

0.87km



18 LINTEL COURT HASTINGS VIC 3915

3 2 4

Sold Price

\$695,000

Sold Date

16-Jul-22

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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