

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

4 DYLAN DRIVE 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

\$770,000

&

\$805,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

House

Suburb

Hastings

Period-from

01 Dec 2022

to

30 Nov 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

5 LANTONS WAY HASTINGS VIC 3915	\$820,000	20-Sep-23
18 ELISA PLACE HASTINGS VIC 3915	\$735,000	17-Nov-23
45 MATTHEW CIRCUIT HASTINGS VIC 3915	\$920,000	29-Sep-23

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: 02 December 2023



5 LANTONS WAY HASTINGS VIC 3915

Sold Price **\$820,000** Sold Date **20-Sep-23**

4 2 2

Distance **0.27km**



18 ELISA PLACE HASTINGS VIC 3915

Sold Price ^{RS} **\$735,000** Sold Date **17-Nov-23**

4 2 2

Distance **0.17km**



45 MATTHEW CIRCUIT HASTINGS VIC 3915

Sold Price ^{RS} **\$920,000** Sold Date **29-Sep-23**

4 2 2

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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