

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

24 SPRUCE 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Hastings

Period-from

01 Apr 2022

to

31 Mar 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

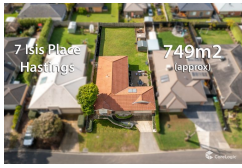
Date of sale

7 ISIS PLACE HASTINGS VIC 3915	\$749,999	22-Oct-22
38 ELISA PLACE HASTINGS VIC 3915	\$772,500	22-Nov-22
1 ANNETTE COURT HASTINGS VIC 3915	\$760,000	19-Oct-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: 01 April 2023



7 ISIS PLACE HASTINGS VIC 3915

Sold Price

\$749,999

Sold Date

22-Oct-22

4 2 2

Distance

0.24km



38 ELISA PLACE HASTINGS VIC 3915

Sold Price

\$772,500

Sold Date

22-Nov-22

4 2 2

Distance

0.93km



1 ANNETTE COURT HASTINGS VIC 3915

Sold Price

\$760,000

Sold Date

19-Oct-22

3 2 2

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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