

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

1 Spruce Drive, Hastings

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$475,000

Median sale price

Median price

\$410,000

House

X

Unit

Suburb

Hastings

Period - From

Nov 2016

to

June 2017

Source

RP Data

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 10 Cedar Drive, Hastings	\$476,250	19/04/2017
2 11 Spruce Drive, Hastings	\$532,000	20/03/2017
3 4 Jarrod Drive, Hastings	\$515,000	25/03/2017