

STATEMENT OF INFORMATION

18 WOLVERENE STREET, HASTINGS, VIC 3915

PREPARED BY NIGEL EVANS LICENSED ESTATE AGENT, PHONE: 0439 540 055



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 WOLVERENE STREET, HASTINGS, VIC 3 2 2

Indicative Selling Price

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

\$390,000 to \$420,000

Provided by: Nigel Evans Licensed Estate Agent, Eview Group Tallon Estate Agents

SUBURB MEDIAN



HASTINGS, VIC, 3915

Suburb Median Sale Price (House)

\$400,000

01 April 2016 to 31 March 2017

Provided by: pricfinder

COMPARABLE PROPERTIES

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.



21 MARINERS WAY, HASTINGS, VIC 3915 3 2 2

Sale Price

***\$405,000**

Sale Date: 15/05/2017

Distance from Property: 19m



3 ALEXANDRO GR, HASTINGS, VIC 3915 3 2 2

Sale Price

Price Withheld

Sale Date: 01/04/2017

Distance from Property: 747m



1 ALEXANDRO GR, HASTINGS, VIC 3915 3 2 2

Sale Price

\$442,500

Sale Date: 13/02/2017

Distance from Property: 761m



This report has been compiled on 03/06/2017 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricfinder.com.au

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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 18 WOLVERENE STREET, HASTINGS, VIC 3915

Indicative selling price

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

Single Price / Range 390,000 to 420,000

Median sale price

Median price \$400,000

House

X

Unit

Suburb HASTINGS

Period 01 April 2016 to 31 March 2017

Source

pricfinder

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
21 MARINERS WAY, HASTINGS, VIC 3915	*\$405,000	15/05/2017
3 ALEXANDRO GR, HASTINGS, VIC 3915	Price Withheld	01/04/2017
1 ALEXANDRO GR, HASTINGS, VIC 3915	\$442,500	13/02/2017