

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 Ardent Court, Hastings

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 \$569,000 & \$599,000

Median sale price

Median price 712,500 Property type House Suburb Hastings

Period - From 10/06/2022 to 10/06/2023 Source RP Data

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 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 7 Quadrant Court, Hastings	\$605,000	29/01/2023
2 19 Stalwart Avenue, Hastings	\$575,000	17/03/2023
3 22 Gascoyne Court, Hastings	\$550,000	24/05/2023

This Statement of Information was prepared on: 10/06/2023