

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 Lea Court 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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Hastings

Period-from

01 Sep 2020

to

31 Aug 2021

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

2 Lea Court Hastings VIC 3915	\$745,000	18-May-21
6 Villawood Drive Hastings VIC 3915	\$610,000	16-Jul-21
7 Phillip Court Hastings VIC 3915	\$710,000	22-May-21

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: 04 September 2021



2 Lea Court Hastings VIC 3915

Sold Price **\$745,000** Sold Date **18-May-21**

3 2 2

Distance **0.05km**



6 Villawood Drive Hastings VIC 3915

Sold Price **\$610,000** Sold Date **16-Jul-21**

3 2 2

Distance **0.32km**



7 Phillip Court Hastings VIC 3915

Sold Price **\$710,000** Sold Date **22-May-21**

3 2 2

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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