

# 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 7 Duchess Court, Hastings, Vic, 3915

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (Delete single price or range as applicable)

Single price \$455,000

or range between

\$

&

\$

### Median sale price (Delete house or unit as applicable)

Median price \$435,000

House

Yes

Unit

Suburb Hastings

Period - From 1/9/2016

to 25/9/2017

Source RP Data

### Comparable property sales

\*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 16 Madang Court, Hastings    | \$420,000 | 10/10/2017   |
| 2 1 Spruce Drive, Hastings     | \$465,000 | 12/7/2017    |
| 3 10 Cedar Drive, Hastings     | \$476,250 | 19/4/2017    |

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 six months.