

## 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

20 MELALEUCA DRIVE 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

or range  
between

\$679,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,500

Property type

House

Suburb

Hastings

Period-from

01 May 2022

to

30 Apr 2023

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

4 MIRABELLA COURT HASTINGS VIC 3915	\$735,000	23-Jan-23
1 MELALEUCA DRIVE HASTINGS VIC 3915	\$715,000	06-Mar-23

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.

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**4 MIRABELLA COURT HASTINGS  
VIC 3915**

4 2 4

Sold Price **\$735,000** Sold Date **23-Jan-23**

Distance **0.13km**



**1 MELALEUCA DRIVE HASTINGS  
VIC 3915**

3 2 1

Sold Price <sup>RS</sup> **\$715,000** Sold Date **06-Mar-23**

Distance **0.13km**

RS = Recent sale      UN = Undisclosed Sale

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