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

5 Matthew Circuit 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	\$580,000	&	\$638,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$510,000	Prope	erty type		House	Suburb	Hastings
Period-from	01 Jul 2019	to	30 Jun 2	2020	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
27 Matthew Circuit Hastings VIC 3915	\$670,000	11-Feb-20
18 Jarrod Drive Hastings VIC 3915	\$590,000	20-Feb-20
13 Sunset Rise Hastings VIC 3915	\$570,000	16-Jun-20

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: 23 July 2020



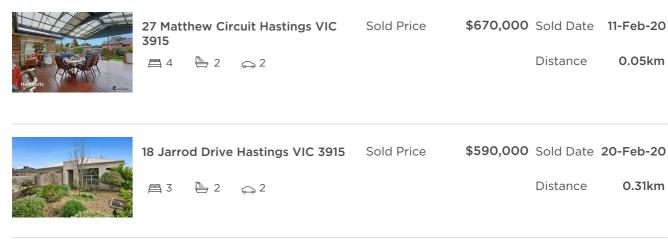
consumer.vic.gov.au



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13 Sunset Rise Hastings VIC 3915	Sold Price	\$570,000 Sold Date	16-Jun-20
昌 3 👆 2 😞 2		Distance	0.38km

RS = Recent sale UN = Undisclosed Sale

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