

## 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

25 VICTOR 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,595,000

Property type

Land

Suburb

Hastings

Period-from

01 Sep 2021

to

31 Aug 2022

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 3 ALEXANDER DRIVE HASTINGS VIC 3915 | \$840,000 | 27-Apr-22 |
| 29 SPRUCE DRIVE HASTINGS VIC 3915   | \$820,000 | 24-May-22 |
| 2 ANDREW COURT HASTINGS VIC 3915    | \$815,000 | 12-Jul-22 |

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: 26 September 2022



## 3 ALEXANDER DRIVE HASTINGS VIC 3915

Sold Price

**\$840,000**

Sold Date

**27-Apr-22**



4



2



2

Distance

**0.23km**



## 29 SPRUCE DRIVE HASTINGS VIC 3915

Sold Price

**\$820,000**

Sold Date

**24-May-22**



4



2



2

Distance

**0.24km**



## 2 ANDREW COURT HASTINGS VIC 3915

Sold Price

**\$815,000**

Sold Date

**12-Jul-22**



-



2



2

Distance

**0.32km**

RS = Recent sale

UN = Undisclosed Sale

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