

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

2117 Frankston-Flinders Road 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

*House

X

*Unit

Suburb

Hastings

Period-from

01 May 2018

to

30 Apr 2019

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 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

22 Babington Close Hastings VIC 3915	\$593,500	05-Dec-18
7 Alexander Drive Hastings VIC 3915	\$536,000	12-Apr-19
7 Forbes Place Hastings VIC 3915	\$555,000	06-Mar-19

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.~~

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22 Babington Close Hastings VIC 3915

 4  2  2

Sold Price

\$593,500

Sold Date

05-Dec-18

Distance

0.75km



7 Alexander Drive Hastings VIC 3915

 4  2  2

Sold Price

^{RS} **\$536,000**

Sold Date

12-Apr-19

Distance

1.24km



7 Forbes Place Hastings VIC 3915

 4  2  2

Sold Price

\$555,000

Sold Date

06-Mar-19

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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