

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

4 MIRABELLA COURT 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

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Hastings

Period-from

01 Dec 2021

to

30 Nov 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

7 MIRABELLA COURT HASTINGS VIC 3915	\$720,000	23-Sep-22
1 LEA COURT HASTINGS VIC 3915	\$650,000	22-Jul-22
40 MELALEUCA DRIVE HASTINGS VIC 3915	\$841,200	09-Sep-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: 19 December 2022



7 MIRABELLA COURT HASTINGS VIC 3915

3 2 2

Sold Price

\$720,000

Sold Date

23-Sep-22

Distance

0.05km



1 LEA COURT HASTINGS VIC 3915

2 2 2

Sold Price

\$650,000

Sold Date

22-Jul-22

Distance

0.13km



40 MELALEUCA DRIVE HASTINGS VIC 3915

4 2 2

Sold Price

\$841,200

Sold Date

09-Sep-22

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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