

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 42 Rosemary Drive, Hastings

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$732,000 & \$745,000

Median sale price

Median price \$580,000 House X Unit Suburb Hastings

Period - From March 2017 to December 2017 Source RP Data

Comparable property sales

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
1 5 Andrew Court, Hastings	\$770,000	31/10/2017
2 3 Lachlan Court, Hastings	\$740,000	08/12/2017
3 2 Mary Grove, Hastings	\$748,000	17/11/2017