

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

39 James Hird Drive 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$398,750

Property type

Unit

Suburb

Hastings

Period-from

01 May 2019

to

30 Apr 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

13/4 Lomica Drive Hastings VIC 3915	\$530,000	31-Jan-20
11/4 Lomica Drive Hastings VIC 3915	\$520,000	17-Mar-20
3/4 Lomica Drive Hastings VIC 3915	\$530,000	03-Dec-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 6 months.~~

This Statement of Information was prepared on: 26 May 2020


13/4 Lomica Drive Hastings VIC 3915

3 2 2

 Sold Price **\$530,000** Sold Date **31-Jan-20**

 Distance **1.01km**

11/4 Lomica Drive Hastings VIC 3915

3 2 2

 Sold Price **\$520,000** Sold Date **17-Mar-20**

 Distance **1.12km**

3/4 Lomica Drive Hastings VIC 3915

3 2 2

 Sold Price **\$530,000** Sold Date **03-Dec-19**

 Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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