

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

7/224 High Street, Hastings

Indicative selling price

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

Single price

\$

or range between

\$470,000

&

\$495,000

Median sale price (Delete house or unit as applicable)

Median price

\$449,500

House

Unit

Yes

Suburb

Hastings

Period - From

1/2/2017

to

26/2/2018

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 1/11 Olivia Way, Hastings	\$475,000	15/8/2017
2 7A Dellwood Court, Hastings	\$486,000	15/2/2018
3 4/290 High Street, Hastings	\$485,000	23/9/2017