

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 12 Quadrant Court, Hastings

Indicative selling price

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

Single price \$ or range between \$430,000 & \$470,000

Median sale price

Median price \$485,500 House X Unit Suburb Hastings

Period - From 01/06/2017 to 18/06/2018 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 8 Stalwart Avenue, Hastings	\$457,000	03/05/2018
2 6 Otway Court, Hastings	\$460,000	10/04/2018
3 2 Auburn Court, Hastings	\$488,000	30/01/2018