

# 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

14 Matthew Circuit, Hastings

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (Delete single price or range as applicable)

Single price

or range between

\$720,000

&

\$750,000

### Median sale price (Delete house or unit as applicable)

Median price

\$638,750

House

X

Unit

Suburb Hastings

Period - From

March 18

to

Sept 18

Source

RP Data

### Comparable property sales

\*A 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 17 Rosemary Drive, Hastings	\$705,000	4/5/18
2 42 Rosemary Drive, Hastings	\$730,000	14/4/18
3 11 Shakti Place Hastings	\$720,000	31/7/19

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 six months.