

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

6 Sefton Court 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Hastings

Period-from

01 Jul 2020

to

30 Jun 2021

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

7 Teal Court Hastings VIC 3915	\$635,000	16-Jun-21
28 Kurrajong Street Hastings VIC 3915	\$580,000	20-May-21
4 Ardent Court Hastings VIC 3915	\$580,000	13-Apr-21

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: 07 July 2021


7 Teal Court Hastings VIC 3915

Sold Price

^{RS}
\$635,000

Sold Date

16-Jun-21

3

1

-

Distance

0.9km

28 Kurrajong Street Hastings VIC 3915

Sold Price

^{RS}
\$580,000
^{UN}

Sold Date

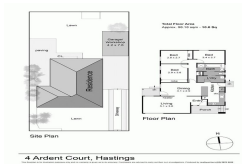
20-May-21

3

1

1

Distance

0.93km

4 Ardent Court Hastings VIC 3915

Sold Price

\$580,000

Sold Date

13-Apr-21

3

1

4

Distance

1.13km

2 Ross Street Hastings VIC 3915

Sold Price

\$590,000

Sold Date

06-May-21

3

1

1

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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