

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

8 OTWAY 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

\$545,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

House

Suburb

Hastings

Period-from

01 Aug 2022

to

31 Jul 2023

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

9 ARDENT COURT HASTINGS VIC 3915	\$576,000	21-Jul-23
22 GASCOYNE COURT HASTINGS VIC 3915	\$550,000	24-May-23
19 STALWART AVENUE HASTINGS VIC 3915	\$575,000	17-Mar-23

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: 17 August 2023



9 ARDENT COURT HASTINGS VIC 3915

Sold Price

^{RS}

\$576,000

Sold Date

21-Jul-23

3

1

4

Distance

0.13km



22 GASCOYNE COURT HASTINGS VIC 3915

Sold Price

^{RS}

\$550,000

Sold Date

24-May-23

3

1

3

Distance

0.26km



19 STALWART AVENUE HASTINGS VIC 3915

Sold Price

\$575,000

Sold Date

17-Mar-23

3

1

2

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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