

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 MARY GROVE 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

\$890,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

House

Suburb

Hastings

Period-from

01 Oct 2022

to

30 Sep 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

7 MARY GROVE HASTINGS VIC 3915	\$890,000	28-Sep-23
8 VICTOR DRIVE HASTINGS VIC 3915	\$963,500	05-Oct-23
21 ROSEMARY DRIVE HASTINGS VIC 3915	\$1,025,000	29-Jun-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: 12 October 2023

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7 MARY GROVE HASTINGS VIC 3915

4 2 2

Sold Price

^{RS}

\$890,000

Sold Date

28-Sep-23

Distance

0.03km



8 VICTOR DRIVE HASTINGS VIC 3915

5 2 2

Sold Price

^{RS}

\$963,500

Sold Date

05-Oct-23

Distance

0.69km



21 ROSEMARY DRIVE HASTINGS VIC 3915

4 2 2

Sold Price

\$1,025,000

Sold Date

29-Jun-23

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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