

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 23 Lantons Way Hastings 3915

Indicative selling price

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

Single price \$* or range between \$590,000 & \$640,000

Median sale price

Median price \$590,000 *House ☒ *Unit ☐ Suburb Hastings 3915

Period - From 1/1/2017 to 15/1/18 Source RP Data

Comparable property sales (*Delete A or B below as applicable)

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. 40 Matthew Circuit, Hastings 3915	\$670,000	20/12/17
2. 8 Lantons Way, Hastings 3915	\$615,000	1/10/17
3. 7 Emily Place, Hastings 3915	\$645,000	6/8/17