

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 LAUREL 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hastings

Period-from

01 Nov 2021

to

31 Oct 2022

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

2 ARTHUR STREET HASTINGS VIC 3915	\$705,000	29-Sep-22
6A PLYMOUTH STREET HASTINGS VIC 3915	\$620,000	01-Aug-22
4 TAVEN STREET HASTINGS VIC 3915	\$650,000	21-Aug-22

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: 03 November 2022



2 ARTHUR STREET HASTINGS VIC 3915

Sold Price

^{RS} **\$705,000** Sold Date **29-Sep-22**

3 1 2

Distance **0.3km**



6A PLYMOUTH STREET HASTINGS VIC 3915

Sold Price

\$620,000 Sold Date **01-Aug-22**

3 1 1

Distance **0.43km**



4 TAVEN STREET HASTINGS VIC 3915

Sold Price

\$650,000 Sold Date **21-Aug-22**

3 1 2

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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