

## 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

7 PELICAN PLACE HASTINGS VIC 3915

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$655,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Hastings

Period-from

01 Sep 2023

to

31 Aug 2024

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 DYLAN DRIVE HASTINGS VIC 3915	\$690,000	29-Mar-24
19 GEORGIA WAY HASTINGS VIC 3915	\$650,000	26-Apr-24
9 CONSTANTINE WAY HASTINGS VIC 3915	\$680,000	18-Jun-24

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: 16 September 2024



## 2 DYLAN DRIVE HASTINGS VIC 3915

 3  2  2

Sold Price

**\$690,000**

Sold Date **29-Mar-24**

Distance

**0.1km**



## 19 GEORGIA WAY HASTINGS VIC 3915

 3  2  2

Sold Price

**\$650,000**

Sold Date **26-Apr-24**

Distance

**0.72km**



## 9 CONSTANTINE WAY HASTINGS VIC 3915

 3  2  2

Sold Price

**\$680,000**

Sold Date **18-Jun-24**

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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