

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 Samuel 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Hastings

Period-from

01 Aug 2020

to

31 Jul 2021

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 Lewis Street Hastings VIC 3915	\$770,000	25-May-21
38 Rosemary Drive Hastings VIC 3915	\$720,000	20-Apr-21
10 Jarrod Drive Hastings VIC 3915	\$820,000	09-Jun-21

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: 24 August 2021



2 Lewis Street Hastings VIC 3915

Sold Price **\$770,000** Sold Date **25-May-21**

4 2 2

Distance **0.33km**



38 Rosemary Drive Hastings VIC 3915

Sold Price **\$720,000** Sold Date **20-Apr-21**

4 2 2

Distance **0.39km**



10 Jarrod Drive Hastings VIC 3915

Sold Price ^{RS} **\$820,000** Sold Date **09-Jun-21**

4 2 2

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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