

## 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 LEA COURT 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hastings

Period-from

01 Oct 2021

to

30 Sep 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 36 ROSEMARY DRIVE HASTINGS VIC 3915 | \$780,000 | 27-Sep-22 |
| 13 ROSEMARY DRIVE HASTINGS VIC 3915 | \$780,000 | 05-Jul-22 |
| 15 MARINERS WAY HASTINGS VIC 3915   | \$830,000 | 29-Jul-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: 21 October 2022



## 36 ROSEMARY DRIVE HASTINGS VIC 3915

3 2 2

Sold Price

<sup>RS</sup>

**\$780,000**

Sold Date

**27-Sep-22**

Distance

**0.23km**



## 13 ROSEMARY DRIVE HASTINGS VIC 3915

3 2 2

Sold Price

**\$780,000**

Sold Date

**05-Jul-22**

Distance

**0.31km**



## 15 MARINERS WAY HASTINGS VIC 3915

3 2 2

Sold Price

<sup>RS</sup>

**\$830,000**

Sold Date

**29-Jul-22**

Distance

**1.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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