

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

13 BRYDON 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Hastings

Period-from

01 Oct 2023

to

30 Sep 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

3 MERLEBAH COURT HASTINGS VIC 3915	\$730,000	01-Jul-24
61 JAMES STREET HASTINGS VIC 3915	\$710,000	20-Aug-24
42 MATTHEW CIRCUIT HASTINGS VIC 3915	\$670,000	07-Sep-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: 03 October 2024



**3 MERLEBAH COURT HASTINGS
VIC 3915**

4 2 2

Sold Price **\$730,000** Sold Date **01-Jul-24**

Distance **0.72km**



**61 JAMES STREET HASTINGS VIC
3915**

4 2 -

Sold Price ^{RS} **\$710,000** ^{UN} Sold Date **20-Aug-24**

Distance **1.66km**



**42 MATTHEW CIRCUIT HASTINGS
VIC 3915**

4 2 2

Sold Price ^{RS} **\$670,000** Sold Date **07-Sep-24**

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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