

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

243 Hodgins Road, Hastings

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,180,000

Median sale price

Median price

\$458,750

House

Suburb

Hastings

Period - From

20/03/2017

to

2/03/2017

Source

RP Data

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 169 Coolart Road, Hastings	\$1,312,500	13/11/2016
2 82 Coolart Road, Hastings	\$1,325,000	26/05/2016
3 284 Hodgins Road, Hastings	\$1,060,000	31/03/2016