

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

2/5 CLAIRE 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

\$689,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Hastings

Period-from

01 Jan 2022

to

31 Dec 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

18/4 LOMICA DRIVE HASTINGS VIC 3915	\$685,000	27-Aug-22
1/14 COOL STORE ROAD HASTINGS VIC 3915	\$740,000	26-Aug-22
2/14 COOL STORE ROAD HASTINGS VIC 3915	\$730,000	12-Aug-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.~~

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18/4 LOMICA DRIVE HASTINGS VIC 3915 Sold Price **\$685,000** Sold Date **27-Aug-22**

3 2 2

Distance **1.43km**



1/14 COOL STORE ROAD HASTINGS VIC 3915 Sold Price **\$740,000** Sold Date **26-Aug-22**

3 2 2

Distance **1.76km**



2/14 COOL STORE ROAD HASTINGS VIC 3915 Sold Price **\$730,000** Sold Date **12-Aug-22**

3 2 2

Distance **1.76km**

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

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