

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

9 MIKHAIL GROVE 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Hastings

Period-from

01 Jul 2023

to

30 Jun 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

9 EMAN TERRACE HASTINGS VIC 3915	\$630,000	18-Mar-24
19 GEORGIA WAY HASTINGS VIC 3915	\$650,000	30-Apr-24
6 ALEXANDRO GROVE HASTINGS VIC 3915	\$610,000	19-Jun-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: 16 July 2024

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E lisa@robertspartners.com.au**9 EMAN TERRACE HASTINGS VIC 3915**

Sold Price

\$630,000

Sold Date

18-Mar-24

3

2

2

Distance

0.06km**19 GEORGIA WAY HASTINGS VIC 3915**

Sold Price

^{RS} **\$650,000**

Sold Date

30-Apr-24

3

2

2

Distance

0.1km**6 ALEXANDRO GROVE HASTINGS VIC 3915**

Sold Price

^{RS} **\$610,000**

Sold Date

19-Jun-24

3

2

2

Distance

0.07km**RS** = Recent sale**UN** = Undisclosed Sale

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