

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 21 Stalwart Avenue, 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 \$ 320,000 & \$350,000

Median sale price (Delete house or unit as applicable)

Median price \$423,000 House Yes Unit Suburb Hastings, 3915

Period - From 1/6/2016 to 26/6/2017 Source RP Data

Comparable property sales

*A 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 31 Stalwart Avenue, Hastings	\$352,500	13/2/2017
2 6 Lae Court, Hastings	\$330,000	4/4/2017
3 1 Wingala Court, Hastings	\$395,000	2/3/2017

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 six months.