

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

6 JARROD DRIVE 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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,250,000

Property type

Land

Suburb

Hastings

Period-from

01 Feb 2022

to

31 Jan 2023

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

25 VICTOR DRIVE HASTINGS VIC 3915	\$800,000	14-Oct-22
40 MELALEUCA DRIVE HASTINGS VIC 3915	\$841,200	09-Sep-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.

This Statement of Information was prepared on: 14 February 2023



25 VICTOR DRIVE HASTINGS VIC 3915

Sold Price **\$800,000** Sold Date **14-Oct-22**

4 2 2

Distance **0.09km**



40 MELALEUCA DRIVE HASTINGS VIC 3915

Sold Price **\$841,200** Sold Date **09-Sep-22**

4 2 2

Distance **0.87km**

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

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