

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 Menai 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Hastings

Period-from

01 Nov 2020

to

31 Oct 2021

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

5 Jenola Court Hastings VIC 3915	\$675,000	13-Oct-21
14 Brydon Court Hastings VIC 3915	\$697,000	10-Sep-21
7 Cedar Drive Hastings VIC 3915	\$640,000	21-Sep-21

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: 08 November 2021



5 Jenola Court Hastings VIC 3915

Sold Price

^{RS}

\$675,000

Sold Date

13-Oct-21

3 2 1

Distance

0.18km



14 Brydon Court Hastings VIC 3915

Sold Price

^{RS}

\$697,000

Sold Date

10-Sep-21

4 2 2

Distance

0.3km



7 Cedar Drive Hastings VIC 3915

Sold Price

^{RS}

\$640,000

Sold Date

21-Sep-21

3 1 -

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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