

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

6/1A Annette 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

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Hastings

Period-from

01 Jul 2019

to

30 Jun 2020

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

18/300 High Street Hastings VIC 3915	\$520,000	19-Feb-20
6/4 Lomica Drive Hastings VIC 3915	\$490,000	16-Mar-20
13/4 Lomica Drive Hastings VIC 3915	\$530,000	31-Jan-20

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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18/300 High Street Hastings VIC 3915

Sold Price **\$520,000** Sold Date **19-Feb-20**

3 2 2

Distance **0.21km**



6/4 Lomica Drive Hastings VIC 3915

Sold Price **\$490,000** Sold Date **16-Mar-20**

3 2 2

Distance **1.11km**



13/4 Lomica Drive Hastings VIC 3915

Sold Price **\$530,000** Sold Date **31-Jan-20**

3 2 2

Distance **1.12km**

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

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