



STATEMENT OF INFORMATION

Prepared on 10 Jan 2019

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

25 Spruce Drive Hastings VIC 3915

4 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000 & \$600,000

Median Sale Price

\$512,500 Houses in Hastings between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



17 Beilby Court Hastings VIC 3915	Sold Price	\$552,500	Sold Date	22-Feb-18
3 2 3			Distance	0.87km



3 Brydon Court Hastings VIC 3915	Sold Price	\$575,000	Sold Date	22-May-18
4 2 2			Distance	0.28km



13 Stephen Street Hastings VIC 3915	Sold Price	\$600,000	Sold Date	06-Nov-18
4 2 3			Distance	0.58km

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**46 Melaleuca Drive Hastings VIC
3915**

3 2 2

Sold Price **\$595,000** Sold Date **16-Apr-18**

Distance **0.74km**

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