

## 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 3/7 Nicholas Court, Hastings Victoria 3915

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$320,000

or range between

&

### Median sale price

(\*Delete house or unit as applicable)

Median price \$380,000

\*House

\*Unit x

Suburb Hastings

Period - From Sep 2017

to Sep 2018

Source Realestate.com.au

### 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 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 – 4/2 Simon Street, Hastings VIC 3915	\$329,500	12-Aug-18
2 – 7/59 Elizabeth Street. Hastings, VIC 3915	\$353,000	10-Aug-18
3 – 2/22 Rankin Road, Hastings VIC 3915	\$345,000	29-Jun -18