

Statement of Information

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

46 Michelle Drive, Hastings

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

\$785,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$487,250

*House

X

*Unit

Suburb

Hastings

Period - From

December
2017

to

April 2018

Source

PR Data

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 – 5 Andrew Court, Hastings	\$770,000	10 th Oct 2017
2 – 8 Burke Street, Hastings	\$850,000	25 th Sep 2017
3 – 241 Marine Parade, Hastings	\$950,000	24 th Jan 2018