

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

4 Windrest Place 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

\$695,000

&

\$764,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Hastings

Period-from

01 Mar 2020

to

28 Feb 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

8 John Vear Close Hastings VIC 3915	\$685,000	24-Dec-20
56 Warranqite Crescent Hastings VIC 3915	\$775,000	31-Dec-20
6 Isis Place Hastings VIC 3915	\$735,500	12-Mar-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.~~

This Statement of Information was prepared on: 09 March 2021



8 John Vear Close Hastings VIC 3915

3 2 1

Sold Price **\$685,000** Sold Date **24-Dec-20**

Distance **0.09km**



56 Warranqite Crescent Hastings VIC 3915

3 2 1

Sold Price ^{RS} **\$775,000** Sold Date **31-Dec-20**

Distance **0.2km**



6 Isis Place Hastings VIC 3915

3 2 2

Sold Price **\$735,500** Sold Date **12-Mar-20**

Distance **2.18km**

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

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