

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

23 James Hird Drive, Hastings

Indicative selling price

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

Single price \$ or range between \$450,000 & \$495,000

Median sale price (Delete house or unit as applicable)

Median price \$465,000 House X Unit Suburb Hastings

Period - From 01/03/2017 to 26/03/2018 Source RP Data

Comparable property sales

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 2/93 Salmon Street, Hastings	\$480,000	01/03/2018
2 7A Dellwood Court, Hastings	\$486,000	15/02/2018
3 3/8 McCallum Street, Hastings	\$450,000	30/01/2018