

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 Samuel Court 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

\$935,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Hastings

Period-from

01 Dec 2020

to

30 Nov 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

3 Rosemary Drive Hastings VIC 3915	\$925,000	17-Dec-21
4 Matthew Circuit Hastings VIC 3915	\$995,000	05-Aug-21
2 Slocombe Close Hastings VIC 3915	\$900,000	22-Oct-21

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: 26 December 2021



3 Rosemary Drive Hastings VIC 3915

4 2 2

Sold Price

RS

\$925,000

Sold Date

17-Dec-21

Distance

0.5km



4 Matthew Circuit Hastings VIC 3915

4 2 4

Sold Price

\$995,000

Sold Date

05-Aug-21

Distance

0.71km



2 Slocombe Close Hastings VIC 3915

3 2 6

Sold Price

\$900,000

Sold Date

22-Oct-21

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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