

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

3 JENOLA 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hastings

Period-from

01 Nov 2021

to

31 Oct 2022

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

4 TAVEN STREET HASTINGS VIC 3915	\$650,000	21-Aug-22
6A PLYMOUTH STREET HASTINGS VIC 3915	\$620,000	01-Aug-22
44 PINEWOOD DRIVE HASTINGS VIC 3915	\$647,500	10-May-22

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: 07 November 2022



4 TAVEN STREET HASTINGS VIC 3915

3 1 2

Sold Price

\$650,000

Sold Date

21-Aug-22

Distance

0.34km



6A PLYMOUTH STREET HASTINGS VIC 3915

3 1 1

Sold Price

\$620,000

Sold Date

01-Aug-22

Distance

0.7km



44 PINWOOD DRIVE HASTINGS VIC 3915

3 1 3

Sold Price

\$647,500

Sold Date

10-May-22

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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