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 AUBURN 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	3099000	&	\$649,000			
Median sale price								
(*Delete house or unit as applicable)								
Median Price	\$666 500	Property type	House	Suburb	Hastings			

Period-from	01 Jan 2024	to	31 Dec 2024	Source	

Comparable property sales (*Delete A or B below as applicable)

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 TAVEN STREET HASTINGS VIC 3915	\$625,000	31-Oct-24
28 VILLAWOOD DRIVE HASTINGS VIC 3915	\$630,000	25-Sep-24
10 JENOLA COURT HASTINGS VIC 3915	\$640,000	26-Oct-24

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: 20 January 2025



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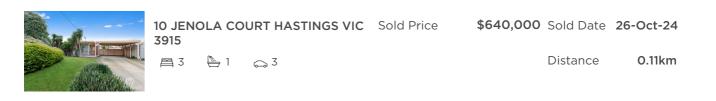
- M 0411734814
- E scrimmins@baywestrealestate.com.au



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CareLogie	昌 2	1	⇔1			Distance	0.37km
	7 TAVE 3915	N STRE	ET HASTINGS VIC	Sold Price	\$625,000	Sold Date	31-Oct-24



28 VILLAWOOD DRIVE HASTINGS VIC 3915	Sold Price	\$630,000	Sold Date	25-Sep-24
🖴 3 👆 1 👝 3			Distance	0.22km



RS = Recent sale UN = Undisclosed Sale

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