

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$599,000

&

\$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

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

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



**7 TAVEN STREET HASTINGS VIC 3915**

 2  1  1

Sold Price

**\$625,000**

Sold Date

**31-Oct-24**

Distance

**0.37km**



**28 VILLAWOOD DRIVE HASTINGS VIC 3915**

 3  1  3

Sold Price

**\$630,000**

Sold Date

**25-Sep-24**

Distance

**0.22km**



**10 JENOLA COURT HASTINGS VIC 3915**

 3  1  3

Sold Price

**\$640,000**

Sold Date

**26-Oct-24**

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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