

## 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

10 BRANDARY PLACE 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,500

Property type

House

Suburb

Hastings

Period-from

01 Jun 2022

to

31 May 2023

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

1 ALEXANDER DRIVE HASTINGS VIC 3915	\$750,000	31-Mar-23
1 MELALEUCA DRIVE HASTINGS VIC 3915	\$715,000	01-Mar-23
14 BURKE STREET HASTINGS VIC 3915	\$775,000	06-Apr-23

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 June 2023



**1 ALEXANDER DRIVE HASTINGS  
VIC 3915**

3 2 1

Sold Price **\$750,000** Sold Date **31-Mar-23**

Distance **0.67km**



**1 MELALEUCA DRIVE HASTINGS  
VIC 3915**

3 2 1

Sold Price **\$715,000** Sold Date **01-Mar-23**

Distance **1.46km**



**14 BURKE STREET HASTINGS VIC  
3915**

3 2 4

Sold Price **\$775,000** Sold Date **06-Apr-23**

Distance **1.84km**

RS = Recent sale      UN = Undisclosed Sale

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