

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 Villawood Drive 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Hastings

Period-from

01 Jun 2020

to

31 May 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 Villawood Drive Hastings VIC 3915

\$495,000

21-Dec-19

1 Villawood Drive Hastings VIC 3915

\$520,000

21-Apr-21

20 Villawood Drive Hastings VIC 3915

\$640,000

22-Apr-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: 21 June 2021

Nigel Evans

0455 335 363

nigelelevans@oneagency.com.au



3 Villawood Drive Hastings VIC 3915

Sold Price **\$495,000** Sold Date **21-Dec-19**

3 1 3

Distance **0.06km**



1 Villawood Drive Hastings VIC 3915 Sold Price

^{RS} **\$520,000** Sold Date **21-Apr-21**

2 1 1

Distance **0.07km**



20 Villawood Drive Hastings VIC 3915

Sold Price **\$640,000** Sold Date **22-Apr-21**

3 2 1

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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