

## 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

2/10 Kingfisher 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

\$390,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Hastings

Period-from

01 Feb 2019

to

31 Jan 2020

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 3/10 Kingfisher Court Hastings VIC 3915 | \$405,000 | 16-Apr-19 |
| 3/120 Marine Parade Hastings VIC 3915   | \$435,000 | 15-Oct-19 |
| 1 James Hird Drive Hastings VIC 3915    | \$415,000 | 28-Nov-18 |

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: 03 February 2020



**3/10 Kingfisher Court Hastings VIC 3915**

3 1 2

Sold Price

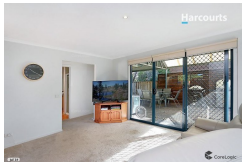
**\$405,000**

Sold Date

**16-Apr-19**

Distance

**0.01km**



**3/120 Marine Parade Hastings VIC 3915**

3 1 2

Sold Price

**\$435,000**

Sold Date

**15-Oct-19**

Distance

**1.96km**



**1 James Hird Drive Hastings VIC 3915**

3 1 2

Sold Price

**\$415,000**

Sold Date

**28-Nov-18**

Distance

**2.57km**



**2560 Frankston-Flinders Road Bittern VIC 3918**

3 1 2

Sold Price

**\$360,000**

Sold Date

**03-Apr-19**

Distance

**4.97km**

RS = Recent sale

UN = Undisclosed Sale

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