

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

20 Brydon 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

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

\*House

X

\*Unit

Suburb

Hastings

Period-from

01 Jun 2018

to

31 May 2019

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 21 Brydon Court Hastings VIC 3915 | \$452,000 | 01-Apr-19 |
| 11 Cedar Drive Hastings VIC 3915  | \$465,000 | 04-Mar-19 |
| 3 Cedar Drive Hastings VIC 3915   | \$530,000 | 30-Jan-19 |

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.~~

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**21 Brydon Court Hastings VIC 3915** Sold Price **\$452,000** Sold Date **01-Apr-19**

 3  1  2

Distance **0.02km**



**11 Cedar Drive Hastings VIC 3915** Sold Price **\$465,000** Sold Date **04-Mar-19**

 3  1  2

Distance **0.23km**



**3 Cedar Drive Hastings VIC 3915** Sold Price **\$530,000** Sold Date **30-Jan-19**

 3  2  1

Distance **0.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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