

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

7 Station Street 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$566,750

Property type

House

Suburb

Hastings

Period-from

01 Jul 2020

to

30 Jun 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

8 Wingala Court Hastings VIC 3915	\$650,000	14-Jul-21
11 Villawood Drive Hastings VIC 3915	\$590,000	12-Jul-21
2 Ross Street Hastings VIC 3915	\$590,000	06-May-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: 27 July 2021



8 Wingala Court Hastings VIC 3915 Sold Price ^{RS} **\$650,000** Sold Date **14-Jul-21**

3 1 2

Distance **0.61km**



11 Villawood Drive Hastings VIC 3915 Sold Price ^{RS} **\$590,000** Sold Date **12-Jul-21**

3 1 2

Distance **0.85km**



2 Ross Street Hastings VIC 3915 Sold Price **\$590,000** Sold Date **06-May-21**

3 1 1

Distance **0.99km**



28 Kurrajong Street Hastings VIC 3915 Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **20-May-21**

3 1 1

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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