

## 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

33 SPRUCE DRIVE HASTINGS VIC 3915

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Hastings

Period-from

01 Dec 2022

to

30 Nov 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

5 LANTONS WAY HASTINGS VIC 3915	\$820,000	20-Sep-23
7 MARY GROVE HASTINGS VIC 3915	\$890,000	21-Sep-23
11 SAMUEL COURT HASTINGS VIC 3915	\$884,000	08-Dec-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: 22 December 2023

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E [lisa@robertsparkinson.com.au](mailto:lisa@robertsparkinson.com.au)**5 LANTONS WAY HASTINGS VIC 3915**

4 2 2

Sold Price

**\$820,000**Sold Date **20-Sep-23**Distance **0.47km****7 MARY GROVE HASTINGS VIC 3915**

4 2 2

Sold Price

**\$890,000**Sold Date **21-Sep-23**Distance **0.36km****11 SAMUEL COURT HASTINGS VIC 3915**

4 2 2

Sold Price

<sup>RS</sup> **\$884,000**Sold Date **08-Dec-23**Distance **0.26km****RS** = Recent sale**UN** = Undisclosed Sale

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