

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

8 LACHLAN COURT 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

\$960,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Hastings

Period-from

01 Feb 2022

to

31 Jan 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

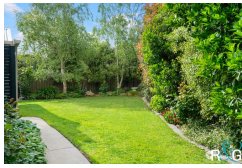
Date of sale

2 JO JO COURT HASTINGS VIC 3915	\$1,000,000	04-Nov-22
19 WRIGHT STREET HASTINGS VIC 3915	\$1,100,000	22-Dec-22
66 VICTORIA STREET HASTINGS VIC 3915	\$1,025,000	11-Aug-22

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: 01 February 2023



2 JO JO COURT HASTINGS VIC 3915

4 2 2

Sold Price **\$1,000,000** Sold Date **04-Nov-22**

Distance **0.37km**



19 WRIGHT STREET HASTINGS VIC 3915

3 2 5

Sold Price ^{RS} **\$1,100,000** Sold Date **22-Dec-22**

Distance **1.85km**



66 VICTORIA STREET HASTINGS VIC 3915

7 1 -

Sold Price **\$1,025,000** Sold Date **11-Aug-22**

Distance **1.48km**

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

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