

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

4 TAVEN 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$674,250

Property type

House

Suburb

Hastings

Period-from

01 Jul 2021

to

30 Jun 2022

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 THOMAS PLACE HASTINGS VIC 3915	\$640,000	21-Apr-22
9 WINGALA COURT HASTINGS VIC 3915	\$630,000	15-Mar-22
6 CURLEW COURT HASTINGS VIC 3915	\$640,000	06-Apr-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: 02 July 2022



3 THOMAS PLACE HASTINGS VIC 3915

Sold Price

\$640,000

Sold Date

21-Apr-22

3

1

2

Distance

0.71km



9 WINGALA COURT HASTINGS VIC 3915

Sold Price

\$630,000

Sold Date

15-Mar-22

3

1

2

Distance

0.18km



6 CURLEW COURT HASTINGS VIC 3915

Sold Price

\$640,000

Sold Date

06-Apr-22

3

1

2

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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