

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

6 MENAI 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Hastings

Period-from

01 Mar 2022

to

28 Feb 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

1 DELLWOOD COURT HASTINGS VIC 3915	\$650,000	16-Jan-23
11 BRYDON COURT HASTINGS VIC 3915	\$644,000	02-Mar-23
20 PINEWOOD DRIVE HASTINGS VIC 3915	\$650,000	16-Feb-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: 21 March 2023

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1 DELLWOOD COURT HASTINGS VIC 3915

Sold Price

^{RS} \$650,000

Sold Date

16-Jan-23



3



1



2

Distance

0.18km



11 BRYDON COURT HASTINGS VIC 3915

Sold Price

^{RS} \$644,000

Sold Date

02-Mar-23



4



2



1

Distance

0.2km



20 PINWOOD DRIVE HASTINGS VIC 3915

Sold Price

^{RS} \$650,000

Sold Date

16-Feb-23



4



2



2

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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