## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

ale						
14/10 KINGFISHER COURT HASTINGS VIC 3915						
	c.gov.a	u/underquotin	g (*D	elete single pric	e or range a	is applicable)
		or range between		\$600,000	&	\$660,000
Median sale price (*Delete house or unit as applicable)						
\$512,500	Property type			Unit	Suburb	Hastings
01 Mar 2024	to 28 Feb 2025		Source	ource 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						
	ce see consumer.vi  applicable)  \$512,500  01 Mar 2024  sales (*Delete Are properties sold with eart's representative	14/10 KINGFISHER  ce see consumer.vic.gov.a  applicable)  \$512,500 Prop  01 Mar 2024 to  sales (*Delete A or B)  e properties sold within two ent's representative consider	to 28 Feb 20  sales (*Delete A or B below as aper properties sold within two kilometres of ent's representative considers to be most.	ce see consumer.vic.gov.au/underquoting (*D or range between specificable)  \$512,500 Property type  01 Mar 2024 to 28 Feb 2025  sales (*Delete A or B below as applice properties sold within two kilometres of the pent's representative considers to be most compared to the properties and the pent's representative considers to be most compared to the properties and the properties are the pent's representative considers to be most compared to the properties and the properties are the properties and the properties are the prop	14/10 KINGFISHER COURT HASTINGS VIC 3915  ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$600,000  spplicable)  \$512,500 Property type Unit  01 Mar 2024 to 28 Feb 2025 Source  sales (*Delete A or B below as applicable)  e properties sold within two kilometres of the property for sale in the property sold within two kilometres of the property for sale in the property sold within two kilometres of the property for sale in the property sold within two kilometres of the property for sale in the property sold within two kilometres of the property for sale in the property sold within two kilometres of the property for sale in the property sold within two kilometres of the property for sale in the property sold within two kilometres of the property for sale in the property sold within two kilometres of the property for sale in the property sold within two kilometres of the property for sale in the property sold within two kilometres of the property for sale in the property sold within two kilometres of the property for sale in the property sold within two kilometres of the property for sale in the property sold within two kilometres of the pro	14/10 KINGFISHER COURT HASTINGS VIC 3915  ce see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$600,000 &  spplicable)  13/2,500 Property type Unit Suburb  15/2,500 Property type Unit Suburb  16/2 Source  17/2 Sales (*Delete A or B below as applicable)  18/2 Source Sales (*Delete A or B below as applicable)  18/2 Source Sales (*Delete A or B below as applicable)  18/2 Source Sales (*Delete A or B below as applicable)  18/2 Source Sales (*Delete A or B below as applicable)  18/2 Source Sales (*Delete A or B below as applicable)  18/2 Source Sales (*Delete A or B below as applicable)  18/2 Source Sales (*Delete A or B below as applicable)  18/2 Source Sales (*Delete A or B below as applicable)

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: 06 March 2025



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