

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



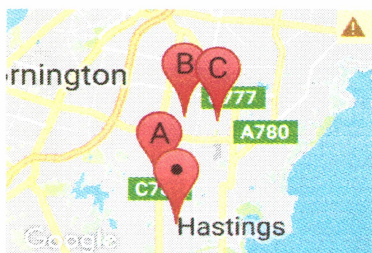
12 CARPENTERS LANE N, HASTINGS, VIC  6  4  8

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$1,300,000 to \$1,380,000**

MEDIAN SALE PRICE



HASTINGS, VIC, 3915

Suburb Median Sale Price (House)

\$505,000

COMPARABLE PROPERTIES

These are the three properties sold within six kilometres of the property for sale in the last 12 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



221 COOLART RD, HASTINGS, VIC 3915

 3  3  3

Sale Price

\$1,350,000

Sale Date: 02/09/2017

Distance from Property: 2.3km



32 HIGHFIELD WAY, TYABB, VIC 3913

 5  3  5

Sale Price

***\$1,400,000**

Sale Date: 25/04/2018

Distance from Property: 6.1km



2 SEAVIEW RD, TYABB, VIC 3913

 4  2  8

Sale Price

\$1,350,000

Sale Date: 23/05/2017

Distance from Property: 6.3km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 CARPENTERS LANE N, HASTINGS, VIC 3915

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$1,300,000 to \$1,380,000

Median sale price

Median price

\$505,000

House

X

Unit

Suburb

HASTINGS

Period

26 April 2017 - 26 April 2018

Source



Comparable property sales

These are the three properties sold within six kilometres of the property for sale in the last 12 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
221 COOLART RD, HASTINGS, VIC 3915	\$1,350,000	02/09/2017
32 HIGHFIELD WAY, TYABB, VIC 3913	*\$1,400,000	25/04/2018
2 SEAVIEW RD, TYABB, VIC 3913	\$1,350,000	23/05/2017