

# 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

3 Villawood Drive Hastings, 3915

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between \$690,000.00 & \$740,000.00

## Median sale price

Median price \$625,000.00 Property Type HOUSE Suburb HASTINGS

Period - From 01-Mar-2021 to ☐ Source Rp Data

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	198 High Street Hastings VIC 3915	\$733,000.00	27-Jan-2022
2	4 Ross Street Hastings VIC 3915	\$695,000.00	01-Feb-2022
3	12 Edward Court Hastings VIC 3915	\$700,000.00	04-Mar-2022

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