

# 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

19 Cedar Drive 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	\$510	0,000	&	\$560,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$495,000	*House	X	*Unit		Suburb	Hastings
Period-from	01 May 2018	to 30	Apr 201	19	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 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	
3 Cedar Drive Hastings VIC 3915	\$530,000	30-Jan-19	
7 Alexander Drive Hastings VIC 3915	\$536,000	12-Apr-19	
25 Spruce Drive Hastings VIC 3915	\$545,000	19-Feb-19	

#### 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 six months.

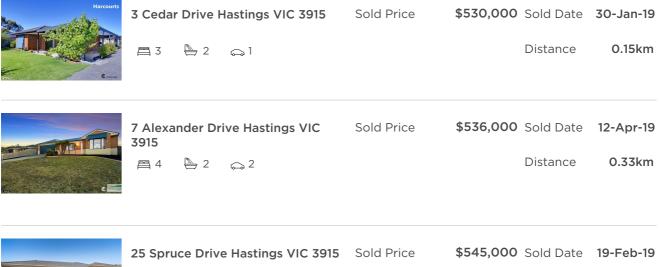
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25 Spruce Drive Hastings VIC 3915	Sold Price	\$545,000 Sold Date	19-Feb-19
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#### RS = Recent sale UN = Undisclosed Sale

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