

## 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

8 John Vear Close Hastings VIC 3915

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,000

Property type

House

Suburb

Hastings

Period-from

01 Dec 2019

to

30 Nov 2020

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

29 Spring Street Hastings VIC 3915	\$600,000	11-Nov-20

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.

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29 Spring Street Hastings VIC 3915

Sold Price

<sup>RS</sup> \$600,000 Sold Date 11-Nov-20

 3  2  5

Distance 0.68km

RS = Recent sale UN = Undisclosed Sale

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