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 (*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	Prop	operty type House		Suburb	Hastings			
Period-from	01 Dec 2019	to	30 Nov 2	020	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.

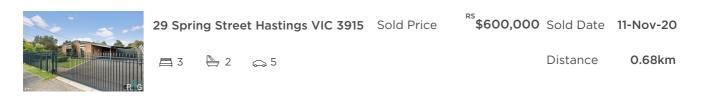
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Jenny Bourne P 03 5978 0955 M 0432 685 961

E jennyb@craigmann.com.au



RS = Recent sale UN = Undisclosed Sale

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