

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

Lot 1/6 Menai Court, Hastings

Indicative selling price

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

Single price

\$239,000

Median sale price

Median price

\$400.00

House

Period - From

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 5 Dellwood Court, Hastings	\$250,000	20/02/2017
2 5 Constantine Way, Hastings	\$220,000	20/02/2017
3 51 Reid Parade, Hastings	\$255,000	06/12/2016