

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

3 Lintel Court 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Hastings

Period-from

01 Feb 2021

to

31 Jan 2022

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

4 Andrew Court Hastings VIC 3915	\$820,000	10-Sep-21
7 Samuel Court Hastings VIC 3915	\$800,000	02-Sep-21
17 Michelle Drive Hastings VIC 3915	\$790,000	10-Feb-22

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.~~

This Statement of Information was prepared on: 21 February 2022



4 Andrew Court Hastings VIC 3915 Sold Price **\$820,000** Sold Date **10-Sep-21**

3 2 2

Distance **0.69km**



7 Samuel Court Hastings VIC 3915 Sold Price **\$800,000** Sold Date **02-Sep-21**

4 2 2

Distance **0.18km**



17 Michelle Drive Hastings VIC 3915 Sold Price ^{RS} **\$790,000** Sold Date **10-Feb-22**

4 2 2

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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