

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

9 Windrest Place 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

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Land

Suburb

Hastings

Period-from

01 Dec 2020

to

30 Nov 2021

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

6 Windrest Place Hastings VIC 3915	\$935,000	30-Sep-21
2 Slocombe Close Hastings VIC 3915	\$900,000	22-Oct-21
7 Warranqite Crescent Hastings VIC 3915	\$890,000	06-Dec-21

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: 22 December 2021



6 Windrest Place Hastings VIC 3915 Sold Price **\$935,000** Sold Date **30-Sep-21**

3 2 2

Distance **0.05km**



2 Slocombe Close Hastings VIC 3915 Sold Price **\$900,000** Sold Date **22-Oct-21**

3 2 6

Distance **0.31km**



7 Warranqite Crescent Hastings VIC 3915 Sold Price ^{RS} **\$890,000** Sold Date **06-Dec-21**

3 2 2

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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