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.

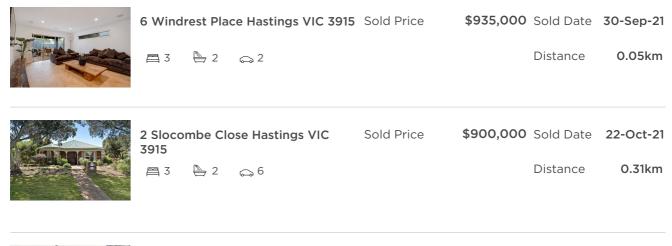
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7 Warra 3915	anqite C	rescent	Hastings VIC	Sold Price	^{RS} \$890,000	Sold Date	06-Dec-21
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RS = Recent sale UN = Undisclosed Sale

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