

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

26 Spruce Drive 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,000

Property type

House

Suburb

Hastings

Period-from

01 Feb 2020

to

31 Jan 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

7 Lachlan Court Hastings VIC 3915	\$690,000	19-Nov-20
14 Isis Place Hastings VIC 3915	\$680,000	10-Sep-20
24 Rosemary Drive Hastings VIC 3915	\$645,000	26-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.~~

This Statement of Information was prepared on: 01 February 2021



7 Lachlan Court Hastings VIC 3915 Sold Price **\$690,000** Sold Date **19-Nov-20**

4 2 2

Distance **0.06km**



14 Isis Place Hastings VIC 3915 Sold Price **\$680,000** Sold Date **10-Sep-20**

4 2 2

Distance **0.26km**



Great News!

This property is available
for your very own private inspection.
Call/email today to arrange.

24 Rosemary Drive Hastings VIC 3915 Sold Price **\$645,000** Sold Date **26-Nov-20**

4 2 2

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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