

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

11 Wills Street 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

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

44 Pinewood Drive Hastings VIC 3915	\$600,000	24-Aug-21
4 Junee Court Hastings VIC 3915	\$590,000	18-Nov-21
70 Lyall Street Hastings VIC 3915	\$650,000	01-Jul-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: 14 December 2021



44 Pinewood Drive Hastings VIC 3915

3 1 1

Sold Price **\$600,000** Sold Date **24-Aug-21**

Distance **1.11km**



4 Junee Court Hastings VIC 3915

3 1 1

Sold Price ^{RS} **\$590,000** Sold Date **18-Nov-21**

Distance **1.16km**



70 Lyall Street Hastings VIC 3915

3 1 3

Sold Price **\$650,000** Sold Date **01-Jul-21**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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