

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 MORESBY 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

or range
between

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,500

Property type

House

Suburb

Hastings

Period-from

01 Nov 2023

to

31 Oct 2024

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

| Address of comparable property | Price | Date of sale |
|------------------------------------|-----------|--------------|
| 14 QUALITY COURT HASTINGS VIC 3915 | \$600,000 | 08-Oct-24 |
| | | |
| | | |

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.

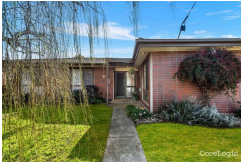
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14 QUALITY COURT HASTINGS VIC 3915

Sold Price

^{RS} **\$600,000** ^{UN}

Sold Date

08-Oct-24

 3

 1

 2

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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