

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

7 Spruce Drive, Hastings

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$660,000

or range between

&

### Median sale price

Median price

\$479,350

House

X

Unit

Suburb

Hastings

Period - From

01/05/2017

to

14/05/2018

Source

RP Data

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 8 Emily Place, Hastings	\$691,000	16/02/2018
2 11 Victor Drive, Hastings	\$660,000	30/04/2018
3 23 Tara Drive, Hastings	\$730,000	11/01/2018