

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 18 James Hird Drive, Hastings

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 & \$650,000

Median sale price

Median price \$562,000 Property type Unit Suburb Hastings

Period - From Nov 2022 to March 2023 Source RP Data

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 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 16 James Hird Drive, Hastings	\$555,000	20/08/2022
2 1/7 Nicholas Street, Hastings	\$525,000	22/11/2022
3 2/71 Victoria Street, Hastings	\$615,000	08/10/2022

This Statement of Information was prepared on: 30/03/2023