

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

2 EMILY PLACE 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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$683,000

Property type

House

Suburb

Hastings

Period-from

01 Feb 2023

to

31 Jan 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

5 LANTONS WAY HASTINGS VIC 3915	\$820,000	20-Sep-23
9 DYLAN DRIVE HASTINGS VIC 3915	\$820,000	01-Dec-23
11 SAMUEL COURT HASTINGS VIC 3915	\$884,000	01-Dec-23

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: 19 February 2024



5 LANTONS WAY HASTINGS VIC 3915

4 2 2

Sold Price

\$820,000

Sold Date **20-Sep-23**

Distance **0.14km**



9 DYLAN DRIVE HASTINGS VIC 3915

4 2 2

Sold Price

^{RS} **\$820,000**

Sold Date **01-Dec-23**

Distance **0.37km**



11 SAMUEL COURT HASTINGS VIC 3915

4 2 2

Sold Price

\$884,000

Sold Date **01-Dec-23**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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