

## 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

12 LINTEL COURT HASTINGS VIC 3915

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$795,000

&

\$849,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Hastings

Period-from

01 May 2024

to

30 Apr 2025

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

26 CEDAR DRIVE HASTINGS VIC 3915	\$802,000	30-Dec-24
13 WINDREST PLACE HASTINGS VIC 3915	\$850,000	17-Apr-25

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: 01 May 2025

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26 CEDAR DRIVE HASTINGS VIC 3915

Sold Price\$802,000Sold Date30-Dec-24

4

2

2

Distance0.3km



13 WINDREST PLACE HASTINGS VIC 3915

Sold Price<sup>RS</sup>\$850,000Sold Date17-Apr-25

4

2

2

Distance2.2km

RS = Recent saleUN = Undisclosed Sale

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