

## 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

13 VILLAWOOD DRIVE 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Hastings

Period-from

01 Dec 2022

to

30 Nov 2023

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

8 DELLWOOD COURT HASTINGS VIC 3915	\$650,000	11-Oct-23
16 TAVEN STREET HASTINGS VIC 3915	\$585,000	11-Aug-23
12 NATALIE COURT HASTINGS VIC 3915	\$640,000	03-Nov-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: 18 December 2023



**8 DELLWOOD COURT HASTINGS VIC 3915**

4 3 -

Sold Price

**\$650,000**

Sold Date

**11-Oct-23**

Distance

**0.11km**



**16 TAVEN STREET HASTINGS VIC 3915**

4 1 2

Sold Price

**\$585,000**

Sold Date

**11-Aug-23**

Distance

**0.25km**



**12 NATALIE COURT HASTINGS VIC 3915**

3 1 2

Sold Price

**\$640,000**

Sold Date

**03-Nov-23**

Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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