

## 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

14 MERLEBAH 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

\$650,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Hastings

Period-from

01 Jan 2023

to

31 Dec 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

7 DELLWOOD COURT HASTINGS VIC 3915	\$664,000	17-Nov-23
12 NATALIE COURT HASTINGS VIC 3915	\$640,000	03-Nov-23
26 EDWARD STREET HASTINGS VIC 3915	\$610,000	04-Aug-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: 11 January 2024



## 7 DELLWOOD COURT HASTINGS VIC 3915

 3  1  2

Sold Price

<sup>RS</sup> **\$664,000**

Sold Date

**17-Nov-23**

Distance

**0.3km**



## 12 NATALIE COURT HASTINGS VIC 3915

 3  1  2

Sold Price

**\$640,000**

Sold Date

**03-Nov-23**

Distance

**0.85km**



## 26 EDWARD STREET HASTINGS VIC 3915

 2  1  3

Sold Price

**\$610,000**

Sold Date

**04-Aug-23**

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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