

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

3/1A ANNETTE COURT 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

\$660,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hastings

Period-from

01 May 2023

to

30 Apr 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

20/1A ANNETTE COURT HASTINGS VIC 3915	\$675,000	24-Apr-24
2/89 MARINE PARADE HASTINGS VIC 3915	\$700,000	12-Apr-24
7 THE SHEEDY WAY HASTINGS VIC 3915	\$680,000	09-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: 16 May 2024

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20/1A ANNETTE COURT HASTINGS VIC 3915 Sold Price

^{RS} **\$675,000** Sold Date **24-Apr-24**

3 2 2

Distance **0.05km**



2/89 MARINE PARADE HASTINGS VIC 3915 Sold Price

^{RS} **\$700,000** Sold Date **12-Apr-24**

3 2 2

Distance **1.78km**



7 THE SHEEDY WAY HASTINGS VIC 3915 Sold Price

\$680,000 Sold Date **09-Nov-23**

3 2 2

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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