

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

7 JO JO 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

\$840,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Hastings

Period-from

01 Jun 2023

to

31 May 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

9 BEILBY COURT HASTINGS VIC 3915	\$880,000	16-May-24
28 CUTWATER STREET HASTINGS VIC 3915	\$850,000	06-Feb-24
2 EMILY PLACE HASTINGS VIC 3915	\$845,000	01-May-24

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.~~

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9 BEILBY COURT HASTINGS VIC 3915

Sold Price

^{RS}

\$880,000

Sold Date

16-May-24

4

2

2

Distance

0.56km



28 CUTWATER STREET HASTINGS VIC 3915

Sold Price

\$850,000

Sold Date

06-Feb-24

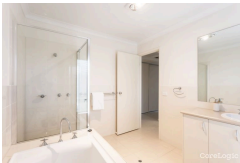
4

2

2

Distance

0.84km



2 EMILY PLACE HASTINGS VIC 3915

Sold Price

^{RS}

\$845,000

Sold Date

01-May-24

4

2

2

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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