

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 MADANG 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

\$545,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Hastings

Period-from

01 Aug 2022

to

31 Jul 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

9 ARDENT COURT HASTINGS VIC 3915	\$576,000	21-Jul-23
23 MADANG COURT HASTINGS VIC 3915	\$555,000	22-Apr-23
17 JUNEE COURT HASTINGS VIC 3915	\$550,000	21-Mar-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: 23 August 2023



9 ARDENT COURT HASTINGS VIC 3915

Sold Price

^{RS} **\$576,000**

Sold Date

21-Jul-23

3 1 4

Distance

0.09km



23 MADANG COURT HASTINGS VIC 3915

Sold Price

\$555,000

Sold Date

22-Apr-23

4 1 2

Distance

0.12km



17 JUNEE COURT HASTINGS VIC 3915

Sold Price

\$550,000

Sold Date

21-Mar-23

2 1 1

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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