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	1D NICHOLAS 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	$495,500	&	$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,000	Property type	House	Suburb	Hastings
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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
2/11 HODGINS ROAD HASTINGS VIC 3915	$525,000	30-Jun-25
2/16 SKINNER STREET HASTINGS VIC 3915	$550,000	25-Apr-25
3/11 HODGINS ROAD HASTINGS VIC 3915	$525,000	08-Sep-25

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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Biily Dhandwar
M 0404444332
E billy.dhandwar@belleproperty.com



2/11 HODGINS ROAD HASTINGS VIC 3915

2 1 1

Sold Price RS $525,000 Sold Date 30-Jun-25

Distance 1.03km



2/16 SKINNER STREET HASTINGS VIC 3915

2 1 1

Sold Price $550,000 Sold Date 25-Apr-25

Distance 0.44km



3/11 HODGINS ROAD HASTINGS VIC 3915

2 1 1

Sold Price RS $525,000 Sold Date 08-Sep-25

Distance 1.03km

RS = Recent sale **UN** = Undisclosed Sale

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