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	4 EDWARD 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	$650,000	&	$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	House	Suburb	Hastings
Period-from	01 Mar 2022	to	28 Feb 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
2 ARTHUR STREET HASTINGS VIC 3915	$705,000	26-Sep-22
30 EDWARD STREET HASTINGS VIC 3915	$680,000	10-Nov-22
7 MIRABELLA COURT HASTINGS VIC 3915	$720,000	23-Sep-22

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: 01 March 2023

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2 ARTHUR STREET HASTINGS VIC 3915

3 1 2

Sold Price **$705,000** Sold Date **26-Sep-22**

Distance **0.11km**



30 EDWARD STREET HASTINGS VIC 3915

3 1 2

Sold Price **$680,000** Sold Date **10-Nov-22**

Distance **0.47km**



7 MIRABELLA COURT HASTINGS VIC 3915

3 2 2

Sold Price **$720,000** Sold Date **23-Sep-22**

Distance **0.53km**

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

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