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<br>Including suburb and postcode | 7 DELLWOOD 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 | $684,000 | ~~or range between~~ | | & |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $702,500 | Property type | House | Suburb | Hastings |
| Period-from | 01 Oct 2022 | to | 30 Sep 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 |
|---|---|---|
| 17 GEORGIA WAY HASTINGS VIC 3915 | $700,000 | 25-Oct-23 |
| 2 SEASPRAY COURT HASTINGS VIC 3915 | $665,000 | 14-Aug-23 |
| 12 THE SHEEDY WAY HASTINGS VIC 3915 | $640,000 | 04-Oct-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: 30 October 2023

Harcourts
Jason Dowler
M 0411392693
E anna.paterson@harcourts.com.au

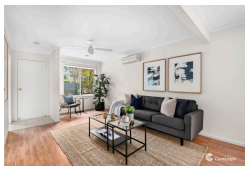


**17 GEORGIA WAY HASTINGS VIC 3915**

3 2 2

Sold Price RS $700,000 Sold Date 25-Oct-23

Distance 0.93km



**2 SEASPRAY COURT HASTINGS VIC 3915**

3 2 2

Sold Price $665,000 Sold Date 14-Aug-23

Distance 1.37km



**12 THE SHEEDY WAY HASTINGS VIC 3915**

3 2 2

Sold Price RS $640,000 Sold Date 04-Oct-23

Distance 1.42km

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

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