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	11 Penshurst Avenue, Hastings VIC 3915

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $620,000 & $682,000

Median sale price

Median price $655,000 Property Type House Suburb Hastings

Period - From 22/08/2024 to 21/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3 Moresby Court Hastings VIC 3915	$630,000	16/01/2025
38 William Street Hastings VIC 3915	$620,000	19/11/2024
20 McCallum Street Hastings VIC 3915	$670,000	10/02/2025

This Statement of Information was prepared on: 22/02/2025