

STATEMENT OF INFORMATION

11 VICTOR DRIVE, HASTINGS, VIC 3915

PREPARED BY DOMINIC TALLON, EVIEW GROUP TALLON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 VICTOR DRIVE, HASTINGS, VIC 3915

3 2 2

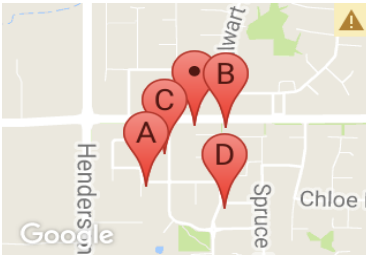
Indicative Selling Price

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

Price Range: \$660,000 to \$680,000

Provided by: Dominic Tallon, Eview Group Tallon Estate Agents

MEDIAN SALE PRICE



HASTINGS, VIC, 3915

Suburb Median Sale Price (House)

\$507,500

01 October 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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



40 MATTHEW CCT, HASTINGS, VIC 3915

3 2 2

Sale Price

***\$670,000**

Sale Date: 20/12/2017

Distance from Property: 266m



16 VICTOR DR, HASTINGS, VIC 3915

4 2 2

Sale Price

\$652,000

Sale Date: 09/10/2017

Distance from Property: 100m



8 LANTONS WAY, HASTINGS, VIC 3915

4 2 2

Sale Price

\$615,000

Sale Date: 01/10/2017

Distance from Property: 141m



This report has been compiled on 21/03/2018 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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11 JARROD DR, HASTINGS, VIC 3915

 4  2  2

Sale Price

\$665,000

Sale Date: 29/09/2017

Distance from Property: 309m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 VICTOR DRIVE, HASTINGS, VIC 3915

Indicative selling price

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

Price Range: \$660,000 to \$680,000

Median sale price

Median price \$507,500

House

Unit

Suburb HASTINGS

Period 01 October 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
40 MATTHEW CCT, HASTINGS, VIC 3915	*\$670,000	20/12/2017
16 VICTOR DR, HASTINGS, VIC 3915	\$652,000	09/10/2017
8 LANTONS WAY, HASTINGS, VIC 3915	\$615,000	01/10/2017
11 JARROD DR, HASTINGS, VIC 3915	\$665,000	29/09/2017