

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 23 Victor Drive, Hastings. Vic 3915

Including suburb or
locality and postcode

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 \$*590000 _____ & \$635000 _____

Median sale price

Median price \$622500 _____ Property Type House _____ Suburb or
Locality Hastings _____

Period - From 1 Aug 2019 _____ to 03 Aug 2020 _____ Source realestate.com.au _____

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|--------------------------------|-------|--------------|
|--------------------------------|-------|--------------|

| | | |
|----------------------|----------|------------|
| 1 12 Isis Place | \$650000 | 3/01/2020 |
| 2 19 Babington Close | \$610000 | 29/01/2020 |
| 3 4 Isis Place | \$640000 | 15/01/2020 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

24th August 2020