

# 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 3 Babington Close, Hastings

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$595,000 & \$625,000

### Median sale price

Median price \$600,000 Property type House Suburb Hastings

Period - From 01/02/2019 to 27/02/2020 Source RP Data

### 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
1 19 Babington Close, Hastings	\$610,000	17/02/2020
2 10 Babington Close, Hastings	\$585,000	26/02/2020
3 17 Lintel Court, Hastings	\$630,000	31/01/2020

This Statement of Information was prepared on: 18<sup>th</sup> March, 2020