



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	UNIT 2-11 DYLAN DRIVE
Suburb & post code	HASTINGS VICTORIA 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	\$*	or range between	\$485,000	\$520,000
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Median sale price \$510,000.00 – realestate.com.au

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 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
Unit 3-16 Queen Street, Hastings	\$510,000	JULY 2022
Unit 2-25 Rankin Road, Hastings	\$515,000	JULY 2022
Unit 3-25 Rankin Road, Hastings	\$508,000	JULY 2022

This Statement of Information was prepared on: **29th SEPTEMBER 2022**