

# 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 VICTOR DRIVE, HASTINGS VIC 3915**

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

**\$820,000**

&

**\$860,000**

### Median sale price

Median Price

**\$665,000**

Property type

**House**

Suburb

**Hastings**

Period-from

**01 Apr 2023**

to

**31 Mar 2024**

Source

**Corelogic**

### Comparable property sales

These are the 4 properties sold within 3 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**9 DYLAN DRIVE  
HASTINGS VIC 3915**

4 2 2

Sold Price

**\$820,000**

Sold Date

**10-Nov-23**

Distance

**0.23km**



**28 CUTWATER STREET  
HASTINGS VIC 3915**

4 2 2

Sold Price

**\$850,000**

Sold Date

**06-Feb-24**

Distance

**1.06km**



**31 ELISA PLACE  
HASTINGS VIC 3915**

3 2 2

Sold Price

**\$850,000**

Sold Date

**30-Oct-23**

Distance

**0.43km**



**19 WARRANQITE CRESCENT  
HASTINGS VIC 3915**

4 2 2

Sold Price

**\$852,000**

Sold Date

**20-Feb-24**

Distance

**2.66km**