

## 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

15 CURACOA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$555,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Hastings

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

4 BARCOO STREET HASTINGS VIC 3915	\$620,000	31-Oct-23
13 TAMBAR PLACE HASTINGS VIC 3915	\$618,000	16-Aug-23
7 MADANG COURT HASTINGS VIC 3915	\$550,000	28-Sep-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 10 January 2024



**4 BARCOO STREET HASTINGS VIC 3915**

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date

**31-Oct-23**

3 1 1

Distance

**0.26km**



**13 TAMBAR PLACE HASTINGS VIC 3915**

Sold Price

<sup>RS</sup> **\$618,000**

Sold Date

**16-Aug-23**

3 1 1

Distance

**0.61km**



**7 MADANG COURT HASTINGS VIC 3915**

Sold Price

**\$550,000**

Sold Date

**28-Sep-23**

3 1 1

Distance

**0.2km**

RS = Recent sale

UN = Undisclosed Sale

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