

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 25 Curacoa Drive, Hastings

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$495,000 & \$535,000

Median sale price

Median price \$650,000 Property type House Suburb Hastings

Period - From 18/06/2023 to 18/06/2024 Source RP data

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
1 5 Quadrant Court, Hastings	\$530,000	23/02/2024
2 12 Derwent Court, Hastings	\$545,000	08/03/2024
3 3 Kimbla Court, Hastings	\$475,000	08/03/2024

This Statement of Information was prepared on: 18/06/2024