

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

9 CONSTANTINE WAY HASTINGS VIC 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

\$655,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

House

Suburb

Hastings

Period-from

01 Jun 2023

to

31 May 2024

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

2 DYLAN DRIVE HASTINGS VIC 3915	\$690,000	12-Apr-24
15 ROBERTSON STREET HASTINGS VIC 3915	\$710,000	31-Jan-24
19 GEORGIA WAY HASTINGS VIC 3915	\$650,000	30-Apr-24

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: 01 June 2024



2 DYLAN DRIVE HASTINGS VIC 3915

3 2 2

Sold Price

^{RS} **\$690,000**

Sold Date **12-Apr-24**

Distance **0.85km**



15 ROBERTSON STREET HASTINGS VIC 3915

3 2 2

Sold Price

\$710,000

Sold Date **31-Jan-24**

Distance **1.45km**



19 GEORGIA WAY HASTINGS VIC 3915

3 2 2

Sold Price

^{RS} **\$650,000**

Sold Date **30-Apr-24**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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