

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 CURACOA DRIVE, HASTINGS, VIC 3915 2 1 1

Indicative Selling Price

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

Price Range: **\$335,000 to \$355,000**

Provided by: Dominic Tallon, Eview Group Tallon Estate Agents

MEDIAN SALE PRICE



HASTINGS, VIC, 3915

Suburb Median Sale Price (House)

\$480,000

01 July 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



18 WOLVERENE ST, HASTINGS, VIC 3915 2 2 2

Sale Price

\$410,000

Sale Date: 03/07/2017

Distance from Property: 575m



9 CURACOA DR, HASTINGS, VIC 3915 3 1 2

Sale Price

***\$395,000**

Sale Date: 26/09/2017

Distance from Property: 535m



4 CURLEW CRT, HASTINGS, VIC 3915 3 1 1

Sale Price

***\$405,000**

Sale Date: 26/09/2017

Distance from Property: 314m

This report has been compiled on 12/10/2017 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

35 CURACOA DRIVE, HASTINGS, VIC 3915

Indicative selling price

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Price Range: \$335,000 to \$355,000

Median sale price

Median price \$480,000

House

Unit

Suburb

HASTINGS

Period 01 July 2017 to 30 September 2017

Source

 pricfinder

Comparable property sales

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
18 WOLVERENE ST, HASTINGS, VIC 3915	\$410,000	03/07/2017
9 CURACOA DR, HASTINGS, VIC 3915	*\$395,000	26/09/2017
4 CURLEW CRT, HASTINGS, VIC 3915	*\$405,000	26/09/2017