

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 SUNSET RISE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Hastings

Period-from

01 Feb 2023

to

31 Jan 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

4 DYLAN DRIVE HASTINGS VIC 3915	\$780,000	17-Jan-24
9 CATHY CLIFFORD COURT HASTINGS VIC 3915	\$785,000	12-Jan-24
46 ROSEMARY DRIVE HASTINGS VIC 3915	\$770,000	04-Nov-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: 05 February 2024

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4 DYLAN DRIVE HASTINGS VIC 3915

4 2 3

Sold Price ^{RS} **\$780,000** ^{UN} Sold Date **17-Jan-24**

Distance **0.34km**



9 CATHY CLIFFORD COURT HASTINGS VIC 3915

4 2 -

Sold Price ^{RS} **\$785,000** Sold Date **12-Jan-24**

Distance **0.92km**

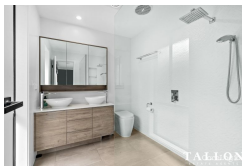


46 ROSEMARY DRIVE HASTINGS VIC 3915

4 2 2

Sold Price **\$770,000** Sold Date **04-Nov-23**

Distance **1km**



44 OLIVIA WAY HASTINGS VIC 3915

3 2 2

Sold Price **\$800,000** Sold Date **05-Nov-23**

Distance **1.13km**

RS = Recent sale **UN** = Undisclosed Sale

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