

## 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

3 MORESBY COURT 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

\$595,000

&

\$654,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Hastings

Period-from

01 Jan 2024

to

31 Dec 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

8 DRAKE COURT HASTINGS VIC 3915	\$610,000	17-Dec-24
14 QUALITY COURT HASTINGS VIC 3915	\$600,000	08-Oct-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: 06 January 2025

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**8 DRAKE COURT HASTINGS VIC 3915**

Sold Price

<sup>RS</sup>

**\$610,000**

Sold Date

**17-Dec-24**

3

1

-

Distance

**0.3km**



**14 QUALITY COURT HASTINGS VIC 3915**

Sold Price

**\$600,000**

Sold Date

**08-Oct-24**

3

1

2

Distance

**0.66km**

RS = Recent sale

UN = Undisclosed Sale

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