

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 DUCHESS COURT 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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Hastings

Period-from

01 Dec 2023

to

30 Nov 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

7 CHLOE DRIVE HASTINGS VIC 3915	\$700,000	05-Sep-24
54 LOMICA DRIVE HASTINGS VIC 3915	\$675,000	21-Aug-24
31 MARINERS WAY HASTINGS VIC 3915	\$710,000	30-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: 13 December 2024



7 CHLOE DRIVE HASTINGS VIC 3915

 3  1  4

Sold Price **\$700,000** Sold Date **05-Sep-24**

Distance **1.1km**



54 LOMICA DRIVE HASTINGS VIC 3915

 3  1  2

Sold Price **\$675,000** Sold Date **21-Aug-24**

Distance **1.77km**



31 MARINERS WAY HASTINGS VIC 3915

 3  2  -

Sold Price ^{RS} **\$710,000** Sold Date **30-Oct-24**

Distance **0.79km**

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

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