

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address  
Including suburb and  
postcode

**11 VICTOR DRIVE, HASTINGS VIC 3915**

Indicative selling price For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

**\$820,000**

&

**\$860,000**

Median sale price

Median Price

**\$665,000**

Property type

House

Suburb

Hastings

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### Comparable property sales

These are the 4 properties sold within 3 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.



**2 EMILY PLACE**  
**HASTINGS VIC 3915**

4 2 2

Sold Price

**\$845,000**

Sold Date

**05-May-15**

Distance

**0.15km**



**28 CUTWATER STREET**  
**HASTINGS VIC 3915**

4 2 2

Sold Price

**\$850,000**

Sold Date

**06-Feb-24**

Distance

**1.06km**



**31 ELISA PLACE**  
**HASTINGS VIC 3915**

3 2 2

Sold Price

**\$850,000**

Sold Date

**30-Oct-23**

Distance

**0.43km**



**19 WARRANQITE CRESCENT**  
**HASTINGS VIC 3915**

4 2 2

Sold Price

**\$852,000**

Sold Date

**20-Feb-24**

Distance

**2.66km**