

## 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 26 Curacoa, 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 \$435,000

or range between

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### Median sale price

(\*Delete house or unit as applicable)

Median price \$507,500

\*House x

\*Unit

Suburb Hastings Vic 3915

Period - From July 2017

to August 2018

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 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
1 – 12 Quadrant Court Hastings VIC 3915	\$425,000	07-July-18
2 – 5 Wolverine Street, Hastings	\$410,000	03 -April-18
3 - 8 Stalwart Avenue, Hastings	\$457,000	03 -May-18