

STATEMENT OF INFORMATION

29 CURACOA DRIVE, HASTINGS, VIC 3915

PREPARED BY DOMINIC TALLON, EVIEW GROUP TALLON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 CURACOA DRIVE, HASTINGS, VIC 3915  3  1  -

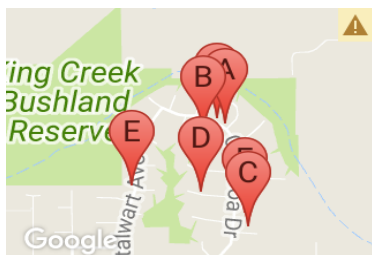
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$340,000 to \$360,000

Provided by: Dominic Tallon, Eview Group Tallon Estate Agents

MEDIAN SALE PRICE



HASTINGS, VIC, 3915

Suburb Median Sale Price (House)

\$540,000

01 January 2018 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



25 CURACOA DR, HASTINGS, VIC 3915

 3  1  2

Sale Price

***\$400,000**

Sale Date: 23/03/2018

Distance from Property: 30m



5 QUADRANT CRT, HASTINGS, VIC 3915

 3  1  1

Sale Price

***\$395,000**

Sale Date: 28/02/2018

Distance from Property: 65m



6 BARCOO ST, HASTINGS, VIC 3915

 3  1  1

Sale Price

\$390,000

Sale Date: 19/12/2017

Distance from Property: 397m



This report has been compiled on 21/04/2018 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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14 MADANG CRT, HASTINGS, VIC 3915

3 1 2

Sale Price

****\$358,000**

Sale Date: 01/12/2017

Distance from Property: 265m



23 STALWART AVE, HASTINGS, VIC 3915

2 1 -

Sale Price

\$347,500

Sale Date: 16/12/2017

Distance from Property: 365m



3 LAE CRT, HASTINGS, VIC 3915

2 1 2

Sale Price

\$395,000

Sale Date: 29/11/2017

Distance from Property: 348m



Statement of Information

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

29 CURACOA DRIVE, HASTINGS, VIC 3915

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$340,000 to \$360,000

Median sale price

Median price

\$540,000

House

X

Unit


Suburb

HASTINGS

Period

01 January 2018 to 31 March 2018

Source



Comparable property sales

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
25 CURACOA DR, HASTINGS, VIC 3915	*\$400,000	23/03/2018
5 QUADRANT CRT, HASTINGS, VIC 3915	*\$395,000	28/02/2018
6 BARCOO ST, HASTINGS, VIC 3915	\$390,000	19/12/2017
14 MADANG CRT, HASTINGS, VIC 3915	**\$358,000	01/12/2017

23 STALWART AVE, HASTINGS, VIC 3915	\$347,500	16/12/2017
3 LAE CRT, HASTINGS, VIC 3915	\$395,000	29/11/2017