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	6 QUADRANT 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	$540,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$657,500	Property type	House	Suburb	Hastings
Period-from	01 Mar 2024	to	28 Feb 2025	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
9 OTWAY COURT HASTINGS VIC 3915	$550,550	19-Dec-24
8 DRAKE COURT HASTINGS VIC 3915	$610,000	18-Dec-24
8 ARDENT COURT HASTINGS VIC 3915	$540,000	09-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: 19 March 2025

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9 OTWAY COURT HASTINGS VIC 3915

3 1 -

Sold Price **$550,550** Sold Date **19-Dec-24**

Distance **0.31km**

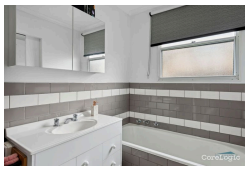


8 DRAKE COURT HASTINGS VIC 3915

2 1 -

Sold Price **$610,000** Sold Date **18-Dec-24**

Distance **0.16km**



8 ARDENT COURT HASTINGS VIC 3915

3 1 5

Sold Price **$540,000** Sold Date **09-Oct-24**

Distance **0.09km**

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

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