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	39 CURACOA DRIVE 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	House	Suburb	Hastings
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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
6 ONSLOW COURT HASTINGS VIC 3915	$716,000	03-Jul-25
17 BEILBY COURT HASTINGS VIC 3915	$700,000	10-Jun-25
15 WOLVERENE STREET HASTINGS VIC 3915	$730,000	10-Dec-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.~~

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6 ONSLOW COURT HASTINGS VIC 3915

3 2 4

Sold Price RS $716,000 Sold Date 03-Jul-25

Distance 0.22km



17 BEILBY COURT HASTINGS VIC 3915

3 2 6

Sold Price $700,000 Sold Date 10-Jun-25

Distance 0.5km



15 WOLVERENE STREET HASTINGS VIC 3915

4 2 2

Sold Price $730,000 Sold Date 10-Dec-24

Distance 0.62km

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

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