

## 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

38 TARA 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) (\*Delete single price or range as applicable)

Single Price

\$699,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Hastings

Period-from

01 Jun 2024

to

31 May 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

6 JAMIE COURT HASTINGS VIC 3915	\$715,000	05-Apr-25
36 TARA DRIVE HASTINGS VIC 3915	\$722,500	08-Apr-25

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: 18 June 2025



**6 JAMIE COURT HASTINGS VIC 3915**

3 2 2

Sold Price **\$715,000** Sold Date **05-Apr-25**

Distance **0.85km**



**36 TARA DRIVE HASTINGS VIC 3915**

4 2 2

Sold Price <sup>RS</sup> **\$722,500** Sold Date **08-Apr-25**

Distance **0.02km**

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

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