

## 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

10 Olivia Way 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

\$480,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$511,000

\*House

X

\*Unit

Suburb

Hastings

Period-from

01 Feb 2018

to

31 Jan 2019

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

4 Olivia Way Hastings VIC 3915	\$515,000	10-Dec-18
5 Babington Close Hastings VIC 3915	\$520,000	22-Nov-18
15 Lintel Court Hastings VIC 3915	\$515,000	10-Oct-18

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 six months.~~

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**4 Olivia Way Hastings VIC 3915**

Sold Price

<sup>RS</sup>
**\$515,000**

Sold Date

**10-Dec-18**


Distance

**0.08km**

**5 Babington Close Hastings VIC 3915**

Sold Price

<sup>RS</sup>
**\$520,000**

Sold Date

**22-Nov-18**


Distance

**0.44km**

**15 Lintel Court Hastings VIC 3915**

Sold Price

**\$515,000**

Sold Date

**10-Oct-18**


Distance

**0.78km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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