

## 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

47 OLIVIA WAY HASTINGS VIC 3915

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Hastings

Period-from

01 Mar 2021

to

28 Feb 2022

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

53 OLIVIA WAY HASTINGS VIC 3915	\$750,500	02-Sep-21
19 FUSTA LANE HASTINGS VIC 3915	\$722,500	25-Oct-21
2 VILLAWOOD DRIVE HASTINGS VIC 3915	\$723,750	17-Nov-21

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: 23 March 2022



**53 OLIVIA WAY HASTINGS VIC 3915**

3 2 2

Sold Price **\$750,500** Sold Date **02-Sep-21**

Distance -



**19 FUSTA LANE HASTINGS VIC 3915**

3 2 2

Sold Price **\$722,500** Sold Date **25-Oct-21**

Distance **0.37km**



**2 VILLAWOOD DRIVE HASTINGS VIC 3915**

3 2 2

Sold Price **\$723,750** Sold Date **17-Nov-21**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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