

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

23 Olivia Way, Hastings

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$495,000

&

\$535,000

Median sale price

Median price

\$482,500

House

X

Unit

Suburb

Hastings

Period - From

01/07/18

to

29/07/19

Source

RP Data

Comparable property sales

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
1 7 Alexander Drive, Hastings	\$536,000	01/04/19
2 1 Jarrod Drive, Hastings	\$538,000	25/06/19
3 27 Melaleuca Drive, Hastings	\$600,000	09/04/19

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.