

## 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

2/34 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$683,000

Property type

House

Suburb

Hastings

Period-from

01 Feb 2023

to

31 Jan 2024

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

7 THE SHEEDY WAY HASTINGS VIC 3915	\$680,000	09-Nov-23
12 THE SHEEDY WAY HASTINGS VIC 3915	\$640,000	21-Sep-23
19/4 LOMICA DRIVE HASTINGS VIC 3915	\$605,000	29-Jan-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.~~

This Statement of Information was prepared on: 16 February 2024



**7 THE SHEEDY WAY HASTINGS VIC 3915** Sold Price **\$680,000** Sold Date **09-Nov-23**

 3  2  2

Distance **1.57km**



**12 THE SHEEDY WAY HASTINGS VIC 3915** Sold Price **\$640,000** Sold Date **21-Sep-23**

 3  2  2

Distance **1.56km**



**19/4 LOMICA DRIVE HASTINGS VIC 3915** Sold Price <sup>RS</sup> **\$605,000** Sold Date **29-Jan-24**

 3  2  2

Distance **0.87km**

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

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