

## 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

31 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

\$880,000

&

\$968,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Hastings

Period-from

01 Dec 2022

to

30 Nov 2023

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 MARY GROVE HASTINGS VIC 3915	\$890,000	21-Sep-23
8 MARY GROVE HASTINGS VIC 3915	\$925,000	27-Sep-23
45 MATTHEW CIRCUIT HASTINGS VIC 3915	\$920,000	29-Sep-23

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 December 2023

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**7 MARY GROVE HASTINGS VIC 3915**

4 2 2

Sold Price **\$890,000** Sold Date **21-Sep-23**

Distance **0.36km**



**8 MARY GROVE HASTINGS VIC 3915**

4 2 2

Sold Price <sup>RS</sup> **\$925,000** Sold Date **27-Sep-23**

Distance **0.4km**



**45 MATTHEW CIRCUIT HASTINGS VIC 3915**

4 2 2

Sold Price <sup>RS</sup> **\$920,000** Sold Date **29-Sep-23**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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