

## 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

7 THE SHEEDY 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

\$650,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Hastings

Period-from

01 Jul 2022

to

30 Jun 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

6 THE SHEEDY WAY HASTINGS VIC 3915	\$660,000	05-Jul-23
10 JAMES HIRD DRIVE HASTINGS VIC 3915	\$654,000	01-Jun-23
18 JAMES HIRD DRIVE HASTINGS VIC 3915	\$640,000	04-Apr-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: 13 July 2023



**6 THE SHEEDY WAY HASTINGS  
VIC 3915**

3 2 3

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**05-Jul-23**

Distance

**0.04km**



**10 JAMES HIRD DRIVE HASTINGS  
VIC 3915**

3 2 2

Sold Price

<sup>RS</sup> **\$654,000**

Sold Date

**01-Jun-23**

Distance

**0.06km**



**18 JAMES HIRD DRIVE HASTINGS  
VIC 3915**

3 2 2

Sold Price

**\$640,000**

Sold Date

**04-Apr-23**

Distance

**0.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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