

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

8/3 ELISA PLACE HASTINGS VIC 3915

Indicative selling price

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

Single Price

or range
between

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Hastings

Period-from

01 May 2022

to

30 Apr 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

1/7 NICHOLAS COURT HASTINGS VIC 3915	\$525,000	22-Nov-22
16/3 ELISA PLACE HASTINGS VIC 3915	\$515,000	02-May-23
41 JAMES HIRD DRIVE HASTINGS VIC 3915	-	03-May-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: 12 May 2023



**1/7 NICHOLAS COURT HASTINGS
VIC 3915**

3 1 1

Sold Price **\$525,000** Sold Date **22-Nov-22**

Distance **2.16km**

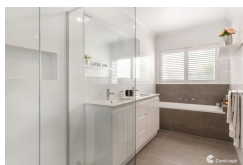


**16/3 ELISA PLACE HASTINGS VIC
3915**

3 1 1

Sold Price ^{RS} **\$515,000** Sold Date **02-May-23**

Distance **0.07km**



**41 JAMES HIRD DRIVE HASTINGS
VIC 3915**

3 1 2

Sold Price ^{RS UN} Sold Date **03-May-23**

Distance **2.69km**

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

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