

## 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

16/3 ELISA PLACE 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

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Hastings

Period-from

01 Feb 2022

to

31 Jan 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
31 SPRING STREET HASTINGS VIC 3915	\$540,000	10-Oct-22

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: 22 February 2023



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

3 1 1

Sold Price

**\$525,000**

Sold Date

**22-Nov-22**

Distance

**2.17km**



**31 SPRING STREET HASTINGS VIC  
3915**

3 1 2

Sold Price

**\$540,000**

Sold Date

**10-Oct-22**

Distance

**2.35km**

RS = Recent sale

UN = Undisclosed Sale

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