

## 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

3/3 ELISA PLACE HASTINGS VIC 3915

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Hastings

Period-from

01 Oct 2022

to

30 Sep 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

8/3 ELISA PLACE HASTINGS VIC 3915	\$537,000	16-Jun-23
16/3 ELISA PLACE HASTINGS VIC 3915	\$515,000	18-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: 12 October 2023

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E [lisa@robertsparkinson.com.au](mailto:lisa@robertsparkinson.com.au)**8/3 ELISA PLACE HASTINGS VIC  
3915**

Sold Price

RS

**\$537,000**

Sold Date

**16-Jun-23**

3



1



1

Distance

**0.04km****16/3 ELISA PLACE HASTINGS VIC  
3915**

Sold Price

**\$515,000**

Sold Date

**18-Apr-23**

3



1



1

Distance

**0.1km**

RS = Recent sale

UN = Undisclosed Sale

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