

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

27/3 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Hastings

Period-from

01 Oct 2020

to

30 Sep 2021

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

8/59 Elizabeth Street Hastings VIC 3915	\$480,000	26-May-21
4/9 Peddle Street Bittern VIC 3918	\$490,000	27-Apr-21
1/32 Douglas Street Hastings VIC 3915	\$521,000	02-Oct-21

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: 14 October 2021



8/59 Elizabeth Street Hastings VIC 3915

 3  1  1

Sold Price

\$480,000

Sold Date

26-May-21

Distance

2.05km



4/9 Peddle Street Bittern VIC 3918

 3  1  2

Sold Price

\$490,000

Sold Date

27-Apr-21

Distance

4.25km



1/32 Douglas Street Hastings VIC 3915

 3  1  1

Sold Price

^{RS} **\$521,000**

Sold Date

02-Oct-21

Distance

2.46km

RS = Recent sale

UN = Undisclosed Sale

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