

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

24/3 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

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Hastings

Period-from

01 Aug 2019

to

31 Jul 2020

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

2/2070 Frankston-Flinders Road Hastings VIC 3915	\$382,000	28-Jul-20
3/6 McCallum Street Hastings VIC 3915	\$410,000	02-May-20

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: 06 August 2020



**2/2070 Frankston-Flinders Road
Hastings VIC 3915**

 2  1  1

Sold Price

^{RS}

\$382,000

Sold Date

28-Jul-20

Distance

1.56km



**3/6 McCallum Street Hastings VIC
3915**

 2  1  1

Sold Price

\$410,000

Sold Date

02-May-20

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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