

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

12/3 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

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Hastings

Period-from

01 Jan 2023

to

31 Dec 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

5/5 DOUGLAS STREET HASTINGS VIC 3915	\$535,000	11-Oct-23
12/102 VICTORIA STREET HASTINGS VIC 3915	\$475,000	13-Oct-23
2/11 DYLAN DRIVE HASTINGS VIC 3915	\$477,000	08-Jan-24

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: 30 January 2024



5/5 DOUGLAS STREET HASTINGS VIC 3915

2 1 1

Sold Price

\$535,000

Sold Date

11-Oct-23

Distance

2.6km



12/102 VICTORIA STREET HASTINGS VIC 3915

2 1 1

Sold Price

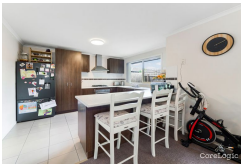
\$475,000

Sold Date

13-Oct-23

Distance

1.86km



2/11 DYLAN DRIVE HASTINGS VIC 3915

2 1 1

Sold Price

^{RS} **\$477,000**

Sold Date

08-Jan-24

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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