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	39/2034 FRANKSTON-FLINDERS ROAD 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	&	$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	Property type	Unit	Suburb	Hastings
Period-from	01 Apr 2023	to	31 Mar 2024	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
1/102 SALMON STREET HASTINGS VIC 3915	$460,000	23-Oct-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: 23 April 2024

Lee Qiang
P 0430543669
M 0430543669
E lee.qiang@obre.com.au



1/102 SALMON STREET HASTINGS VIC 3915

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Sold Price **$460,000** Sold Date **23-Oct-23**

Distance **1.45km**

RS = Recent sale **UN** = Undisclosed Sale

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