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	1/7 PINEWOOD DRIVE 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	$445,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$515,000	Property type	Unit	Suburb	Hastings
Period-from	01 Dec 2023	to	30 Nov 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
39/2034 FRANKSTON-FLINDERS ROAD HASTINGS VIC 3915	$450,000	27-Jun-24
1/109 MARINE PARADE HASTINGS VIC 3915	$435,000	04-Oct-24
2/16 SPRING STREET HASTINGS VIC 3915	$465,000	21-Jun-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: 05 December 2024

OBrien Real Estate

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39/2034 FRANKSTON-FLINDERS ROAD HASTINGS VIC 3915

2 1 1

Sold Price RS **$450,000** UN

Sold Date **27-Jun-24**

Distance **0.36km**



1/109 MARINE PARADE HASTINGS VIC 3915

2 1 1

Sold Price RS **$435,000**

Sold Date **04-Oct-24**

Distance **0.37km**



2/16 SPRING STREET HASTINGS VIC 3915

2 1 1

Sold Price **$465,000**

Sold Date **21-Jun-24**

Distance **1.01km**

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

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