

## 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

34 Pinewood Drive Hastings VIC 3915

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$615,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,000

Property type

House

Suburb

Hastings

Period-from

01 Jan 2021

to

31 Dec 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 7 Rankin Road Hastings VIC 3915    | \$640,000 | 31-Aug-21 |
| 1 Spring Street Hastings VIC 3915  | \$620,000 | 03-Aug-21 |
| 3 Douglas Street Hastings VIC 3915 | \$690,000 | 28-Jun-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: 18 January 2022



**7 Rankin Road Hastings VIC 3915**

Sold Price

**\$640,000**

Sold Date

**31-Aug-21**

3 1 -

Distance

**0.5km**



**CONDITIONS OF ENTRY**

Nicholas Lynch Real Estate is committed to protecting the health and welfare of staff, vendors, landlords, buyers, tenants and anyone who attends or lives in the properties that we manage in face of the COVID-19 Virus.

Private inspections are now permitted for sale and rental properties.

There is a maximum of 10 people per private inspection and a density quotient of 1 person per 4 sqm.

**1 Spring Street Hastings VIC 3915**

Sold Price

**\$620,000**

Sold Date

**03-Aug-21**

2 1 1

Distance

**1.29km**



**3 Douglas Street Hastings VIC 3915**

Sold Price

**\$690,000**

Sold Date

**28-Jun-21**

2 1 2

Distance

**1.49km**

RS = Recent sale

UN = Undisclosed Sale

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