

## 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

18 LOMICA 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

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$667,500

Property type

House

Suburb

Hastings

Period-from

01 May 2023

to

30 Apr 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 MELALEUCA DRIVE HASTINGS VIC 3915	\$715,000	01-Mar-23
1 SIMON STREET HASTINGS VIC 3915	\$700,000	23-May-23
25 PENSHURST AVENUE HASTINGS VIC 3915	\$755,000	08-Jun-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: 29 May 2024

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## 1 MELALEUCA DRIVE HASTINGS VIC 3915

3 2 1

Sold Price **\$715,000** Sold Date **01-Mar-23**

Distance **0.38km**



## 1 SIMON STREET HASTINGS VIC 3915

3 1 3

Sold Price **\$700,000** Sold Date **23-May-23**

Distance **0.45km**



## 25 PENS HurST AVENUE HASTINGS VIC 3915

3 1 3

Sold Price **\$755,000** Sold Date **08-Jun-23**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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