

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	301/18 Lomandra Drive Clayton South, 3169
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$487,000 & \$535,000
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### Median sale price

Median price	\$609,000	Property Type	APARTMENT	Suburb	CLAYTON SOUTH
Period - From	01-Dec-2021	to	30-Nov-2022	Source	Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	711/2 Connam Avenue, Clayton Vic 3168	\$522,000	30-Sep-2022
2	104/16 Lomandra Drive, Clayton South Vic 3169	\$492,000	08-Nov-2022
3	1024/864 Blackburn Road, Clayton Vic 3168	\$545,000	19-Aug-2022

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