

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

110/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169

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

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Mar 2022

to

28 Feb 2023

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

205/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$480,000	04-Oct-22
19/24 BURTON AVENUE CLAYTON VIC 3168	\$470,000	05-Mar-23
308/11 RENVER ROAD CLAYTON VIC 3168	\$480,000	08-Oct-22

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: 30 March 2023



**205/16 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

 2  2  1

Sold Price **\$480,000** Sold Date **04-Oct-22**

Distance **0km**



**19/24 BURTON AVENUE CLAYTON
VIC 3168**

 2  1  1

Sold Price ^{RS} **\$470,000** ^{UN} Sold Date **05-Mar-23**

Distance **0.92km**



**308/11 RENVER ROAD CLAYTON
VIC 3168**

 2  1  1

Sold Price **\$480,000** Sold Date **08-Oct-22**

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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