

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

301/16 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Mar 2021

to

28 Feb 2022

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

308/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$500,000	28-Jan-22
504/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$555,000	11-Nov-21
7/61-63 KANOOKA GROVE CLAYTON VIC 3168	\$530,000	12-Oct-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.~~

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**308/18 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price **\$500,000** Sold Date **28-Jan-22**

Distance **0.05km**



**504/1408 CENTRE ROAD
CLAYTON SOUTH VIC 3169**

2 2 -

Sold Price **\$555,000** Sold Date **11-Nov-21**

Distance **0.1km**



**7/61-63 KANOOKA GROVE
CLAYTON VIC 3168**

2 1 1

Sold Price **\$530,000** Sold Date **12-Oct-21**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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