

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

404/18 Lomandra Drive, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$495,000

Median sale price

Median price

\$628,000

Property Type

Unit

Suburb

Clayton South

Period - From

22/11/2020

to

21/11/2021

Source

REIV

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 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	4/4 Burns Av CLAYTON SOUTH 3169	\$495,000	13/07/2021
2	4/13 Oakes Av CLAYTON SOUTH 3169	\$482,000	18/06/2021
3	1/1424 Centre Rd CLAYTON SOUTH 3169	\$475,000	13/08/2021

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 six months.~~

This Statement of Information was prepared on:

22/11/2021 01:30



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
22/11/2020 - 21/11/2021: \$628,000

Comparable Properties



4/4 Burns Av CLAYTON SOUTH 3169 (REI/VG) **Agent Comments**



Price: \$495,000
Method: Private Sale
Date: 13/07/2021
Property Type: Unit



4/13 Oakes Av CLAYTON SOUTH 3169 (REI/VG) **Agent Comments**



Price: \$482,000
Method: Private Sale
Date: 18/06/2021
Property Type: Unit



1/1424 Centre Rd CLAYTON SOUTH 3169 (REI/VG) **Agent Comments**



Price: \$475,000
Method: Private Sale
Date: 13/08/2021
Property Type: Apartment