

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

G09/2 MAIN ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Oct 2023

to

30 Sep 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

| | | |
|--|-----------|-----------|
| G03/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169 | \$550,000 | 21-Jun-24 |
| G10/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169 | \$588,000 | 24-Jul-24 |
| 309/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169 | \$508,000 | 09-Jun-24 |

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: 08 October 2024

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**G03/16 LOMANDRA DRIVE
 CLAYTON SOUTH VIC 3169**
 2  2  1

 Sold Price **\$550,000** Sold Date **21-Jun-24**

 Distance **0.12km**

**G10/16 LOMANDRA DRIVE
 CLAYTON SOUTH VIC 3169**
 2  2  1

 Sold Price **\$588,000** Sold Date **24-Jul-24**

 Distance **0.12km**

**309/16 LOMANDRA DRIVE
 CLAYTON SOUTH VIC 3169**
 2  2  1

 Sold Price **\$508,000** Sold Date **09-Jun-24**

 Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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