

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

203/16 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

\$435,000

&

\$478,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2023

to

30 Apr 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

103/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$460,000	24-Apr-24
115/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$435,000	11-Jan-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: 30 May 2024



**103/16 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price

^{RS}

\$460,000

Sold Date

24-Apr-24

Distance

0.02km



**115/59 AUTUMN TERRACE
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price

\$435,000

Sold Date

11-Jan-24

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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