

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	G10/18 Lomandra Drive Clayton South, 3169
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Indicative selling price

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

Range between	\$470,000 & \$495,000
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Median sale price

Median price	\$621,500	Property Type	APARTMENT	Suburb	CLAYTON SOUTH
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Period - From	01-Oct-2021	to	30-Sep-2022	Source	Corelogic
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Comparable property sales

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	302/18 Lomandra Drive, Clayton South 3169	\$495,000	12-May-2022
2	301/16 Lomandra Drive, Clayton South 3169	\$490,000	26-Apr-2022
3	310/18 Lomandra Drive, Clayton South 3169	\$480,000	23-Aug-2022

This statement of information was prepared on 07-Feb-2023 at 1:20:47 PM EST