# Ray White.

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# **Statement of Information**

108/18 LOMANDRA DRIVE, CLAYTON SOUTH, VIC 3169 Prepared by Davis Pham, Ray White Clayton, Phone: +61 432 022 686

#### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980

### 108/18 LOMANDRA DRIVE, CLAYTON 🖾 2 🗁 2 😓 1

## Indicative Selling Price

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

Price Range:

#### \$490,000 to \$539,000

Provided by: Davis Pham , Ray White Clayton

### **MEDIAN SALE PRICE**



## **CLAYTON SOUTH, VIC, 3169**

Suburb Median Sale Price (Unit)

\$547,500

01 April 2024 to 30 September 2024

Provided by: pricefinder

## **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



## 502/18 LOMANDRA DR, CLAYTON SOUTH, VIC 📇 2 🗁 2 😓 1

**Sale Price** \*\$500,000 Sale Date: 22/10/2024

Distance from Property: 0m

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# 209/18 LOMANDRA DR, CLAYTON SOUTH, VIC 🚍 2 🕒 2 Sale Price \*\$500,000

Sale Date: 19/10/2024

Distance from Property: 0m



## 309/16 LOMANDRA DR, CLAYTON SOUTH, VIC 📇 2 🕮 2 🚓 1

Sale Price **\$508,000** 

Sale Date: 09/06/2024

Distance from Property: 48m

This report has been compiled on 19/11/2024 by Ray White Clayton. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

#### Property offered for sale

Address Including suburb and postcode

108/18 LOMANDRA DRIVE, CLAYTON SOUTH, VIC 3169

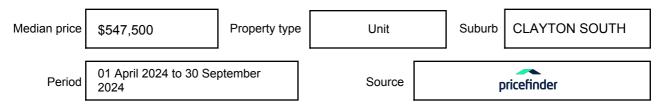
#### Indicative selling price

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

Price Range:

\$490,000 to \$539,000

#### Median sale price



#### **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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
502/18 LOMANDRA DR, CLAYTON SOUTH, VIC 3169	*\$500,000	22/10/2024
209/18 LOMANDRA DR, CLAYTON SOUTH, VIC 3169	*\$500,000	19/10/2024
309/16 LOMANDRA DR, CLAYTON SOUTH, VIC 3169	\$508,000	09/06/2024

This Statement of Information was prepared on: 19

19/11/2024

