

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/underquotingPrice 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



209/18 LOMANDRA DR, CLAYTON SOUTH, VIC

2 2 1

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

Median price: \$547,500 Property type: Unit Suburb: CLAYTON SOUTH
Period: 01 April 2024 to 30 September 2024 Source: pricfinder

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: 19/11/2024