

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

G10/16 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Jul 2023

to

30 Jun 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

203/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$465,000	04-Jun-24
309/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$508,000	13-Jun-24
G03/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$550,000	27-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: 10 July 2024

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**203/16 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**
 2  2  1

Sold Price

^{RS} **\$465,000**

 Sold Date **04-Jun-24**

 Distance **0.02km**

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

Sold Price

^{RS} **\$508,000**

 Sold Date **13-Jun-24**

 Distance **0km**

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

Sold Price

\$550,000

 Sold Date **27-Jun-24**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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