

## 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

G04/16 Lomandra Drive Clayton South VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2020

to

31 Jan 2021

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 304/16 Lomandra Drive Clayton South VIC 3169  | \$465,000 | 27-Jan-21 |
| 310/16 Lomandra Drive Clayton South VIC 3169  | \$490,000 | 25-Jan-21 |
| 3/19 Wordsworth Avenue Clayton South VIC 3169 | \$620,000 | 29-Jul-20 |

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: 17 February 2021



## 304/16 Lomandra Drive Clayton South VIC 3169

Sold Price

<sup>RS</sup> \$465,000

Sold Date

27-Jan-21



Distance

-



## 310/16 Lomandra Drive Clayton South VIC 3169

Sold Price

<sup>RS</sup> \$490,000

Sold Date

25-Jan-21



Distance

-



## 3/19 Wordsworth Avenue Clayton South VIC 3169

Sold Price

\$620,000

Sold Date

29-Jul-20



Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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