

## 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

205/16 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

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2023

to

31 Aug 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	09-Jun-24
G03/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$550,000	21-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: 18 September 2024

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

 Sold Price **\$465,000** Sold Date **04-Jun-24**

 Distance **0.02km**

**309/16 LOMANDRA DRIVE  
CLAYTON SOUTH VIC 3169**
 2  2  1

 Sold Price **\$508,000** Sold Date **09-Jun-24**

 Distance **0km**

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

 Sold Price **\$550,000** Sold Date **21-Jun-24**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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