

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2021

to

31 Aug 2022

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

301/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$490,000	26-Apr-22
302/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$495,000	12-May-22
401/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$521,500	23-Apr-22

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.

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**301/16 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price **\$490,000** Sold Date **26-Apr-22**

Distance **0km**



**302/18 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price **\$495,000** Sold Date **12-May-22**

Distance **0.05km**



**401/18 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price **\$521,500** Sold Date **23-Apr-22**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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