

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

210/16 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

\$590,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2024

to

31 Jan 2025

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

205/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$490,000	14-Nov-24
209/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$500,000	19-Oct-24
502/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$500,000	10-Oct-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: 27 February 2025



**205/16 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

 2  2  -

Sold Price

\$490,000

Sold Date **14-Nov-24**

Distance

0km



**209/18 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

 2  2  1

Sold Price

\$500,000

Sold Date **19-Oct-24**

Distance

0.05km



**502/18 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

 2  2  -

Sold Price

Sold Date **10-Oct-24**

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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