

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

306/16 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

\$325,000

&

\$355,000

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

101/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$355,000	29-May-24
2/1324-1328 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$310,000	21-Jul-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: 23 September 2024



101/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169

1 1 1

Sold Price

\$355,000

Sold Date **29-May-24**

Distance

1.49km



2/1324-1328 CENTRE ROAD CLAYTON SOUTH VIC 3169

1 1 1

Sold Price

^{RS} **\$310,000**

Sold Date **21-Jul-24**

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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