

## 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

305/16 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

\$550,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Mar 2023

to

29 Feb 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

205/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$555,000	11-Nov-23
103/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$527,000	14-Dec-23
103/20 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$515,000	13-Sep-23

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: 05 March 2024



**205/1408 CENTRE ROAD  
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price **\$555,000** Sold Date **11-Nov-23**

Distance **0.11km**



**103/1408 CENTRE ROAD CLAYTON  
SOUTH VIC 3169**

2 2 1

Sold Price **\$527,000** Sold Date **14-Dec-23**

Distance **0.11km**



**103/20 LOMANDRA DRIVE  
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price **\$515,000** Sold Date **13-Sep-23**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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