

## 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

G03/16 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Jun 2023

to

31 May 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

103/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$460,000	24-Apr-24
103/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$527,000	14-Dec-23
202/868 BLACKBURN ROAD CLAYTON VIC 3168	\$555,000	28-Feb-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: 03 June 2024

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**103/16 LOMANDRA DRIVE  
 CLAYTON SOUTH VIC 3169**

 2  2  1

Sold Price <sup>RS</sup> **\$460,000** Sold Date **24-Apr-24**

Distance **0km**



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

 2  2  1

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

Distance **0.11km**



**202/868 BLACKBURN ROAD  
 CLAYTON VIC 3168**

 2  2  1

Sold Price **\$555,000** Sold Date **28-Feb-24**

Distance **1.6km**

RS = Recent sale      UN = Undisclosed Sale

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