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	204/16 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	$445,000	&	$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$542,500	Property type	Unit	Suburb	Clayton South
Period-from	01 Oct 2023	to	30 Sep 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	25-Apr-24
203/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	$465,000	04-Jun-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: 29 October 2024

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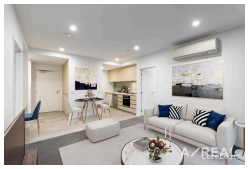


103/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169

2 2 1

Sold Price **$460,000** Sold Date **25-Apr-24**

Distance **0km**



203/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169

2 2 1

Sold Price **$465,000** Sold Date **04-Jun-24**

Distance **0.02km**

RS = Recent sale **UN** = Undisclosed Sale

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