

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 118/16 Lomandra Drive, Clayton South, VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$470,000

&

\$510,000

Median sale price

Median price

\$520,000

Property Type

Apartment

Suburb

Clayton South (3169)

Period - From

01/04/2020

to

31/03/2021

Source

CoreLogic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
304/16 LOMANDRA DRIVE, CLAYTON SOUTH VIC 3169	\$465,000	21/01/2021
310/16 LOMANDRA DRIVE, CLAYTON SOUTH VIC 3169	\$490,000	28/01/2021
101/4 NICHOLSON COURT, CLAYTON VIC 3168	\$490,000	03/04/2021

This Statement of Information was prepared on: 15/04/2021