Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	310/18 Lomandra Drive Clayton South, 3169

Indicative selling price

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

Range between	$450,000 & $485,000

Median sale price

Median price	$650,000	Property Type	APARTMENT	Suburb	CLAYTON SOUTH
Period - From	01-Aug-2021	to	31-Jul-2022	Source	Corelogic

Comparable property sales

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
1	312/18 Lomandra Drive, Clayton South V 3169	$460,000	22-Apr-2022
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 six months.

This statement of information was prepared on 17-Oct-2022 at 5:14:01 PM EST