

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

405/20 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Apr 2023

to

31 Mar 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

605/20 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$470,000	26-Feb-24
312/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$470,000	29-Nov-23
118/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$445,000	22-Dec-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: 12 April 2024

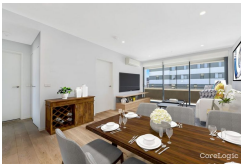

**605/20 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**
 2  1  1

 Sold Price **\$470,000** Sold Date **26-Feb-24**

 Distance **0km**

**312/1408 CENTRE ROAD CLAYTON
SOUTH VIC 3169**
 2  1  1

 Sold Price Sold Date **29-Nov-23**

 Distance **0.03km**

**118/16 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**
 2  1  1

 Sold Price **\$445,000** Sold Date **22-Dec-23**

 Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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