

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

411/20 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2024

to

31 Jan 2025

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

502/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$500,000	10-Oct-24
209/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$500,000	19-Oct-24
204/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$450,000	29-Nov-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: 28 February 2025



**502/18 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

2 2 -

Sold Price **\$500,000** Sold Date **10-Oct-24**

Distance **0.06km**



**209/18 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price Sold Date **19-Oct-24**

Distance **0.06km**



**204/16 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price **\$450,000** Sold Date **29-Nov-24**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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