

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

106/20 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Jan 2024

to

31 Dec 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

405/20 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$460,000	06-Apr-24
605/20 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$470,000	26-Feb-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: 16 January 2025



**405/20 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

 2  1  1

Sold Price **\$460,000** Sold Date **06-Apr-24**

Distance **0km**



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

 2  1  1

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

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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