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

201/20 Lomandra Drive, Clayton South Vic 3169

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$777,000	Pro	operty Type	Unit			Suburb	Clayton South
Period - From	01/10/2024	to	31/12/2024		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/8-10 Browns Rd CLAYTON 3168	\$469,000	20/12/2024
2	205/16 Lomandra Dr CLAYTON SOUTH 3169	\$490,000	14/11/2024
3	4/1424 Centre Rd CLAYTON SOUTH 3169	\$438,000	17/10/2024

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 six months.

This Statement of Information was prepared on:

27/02/2025 14:40





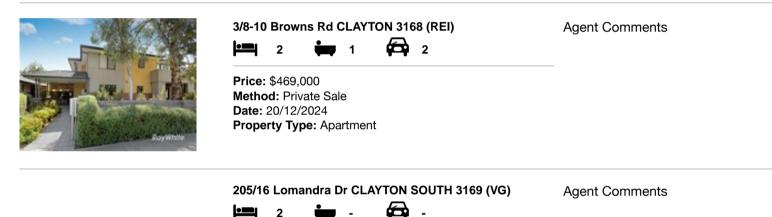


Property Type: Strata Unit/Flat

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price December quarter 2024: \$777,000

Agent Comments

Comparable Properties



Price: \$490,000 Method: Sale Date: 14/11/2024 Property Type: Flat/Unit/Apartment (Res)



4/1424 Centre Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$438,000 Method: Private Sale Date: 17/10/2024 Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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