

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 consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$777,000 Property Type Unit Suburb Clayton South

Period - From 01/10/2024 to 31/12/2024 Source 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.

	Address 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

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

December quarter 2024: \$777,000

Comparable Properties



3/8-10 Browns Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$469,000

Method: Private Sale

Date: 20/12/2024

Property Type: Apartment

205/16 Lomandra Dr CLAYTON SOUTH 3169 (VG)

Agent Comments



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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