

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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Apr 2024

to

31 Mar 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

201/20 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$422,000	28-Mar-25
204/20 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$425,000	27-Mar-25
312/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$470,000	10-Feb-25

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: 15 April 2025

	201/20 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169  2  1  1	Sold Price	RS \$422,000	Sold Date	28-Mar-25
				Distance	0km
	204/20 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169  2  1  1	Sold Price	RS \$425,000	Sold Date	27-Mar-25
				Distance	0km
	312/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169  2  1  -	Sold Price	\$470,000	Sold Date	10-Feb-25
				Distance	0.06km

RS = Recent sale

UN = Undisclosed Sale

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