

## 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

111/20 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$480,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2023

to

31 Jan 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

312/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$470,000	29-Nov-23
G10/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$484,000	21-Nov-22
310/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$480,000	23-Aug-22

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: 19 February 2024



**312/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169** Sold Price **\$470,000** Sold Date **29-Nov-23**

 2  1  1

Distance **0.03km**



**G10/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169** Sold Price **\$484,000** Sold Date **21-Nov-22**

 2  1  1

Distance **0.05km**



**310/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169** Sold Price **\$480,000** Sold Date **23-Aug-22**

 2  1  1

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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