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	2 Lynwood Crescent, Lower Plenty Vic 3093

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $950,000 & $1,040,000

Median sale price

Median price $1,599,000 Property Type House Suburb Lower Plenty

Period - From 01/10/2021 to 31/12/2021 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	1/45 Edwards St LOWER PLENTY 3093	$1,006,000	17/10/2021
2	1/168 Rattray Rd MONTMORENCY 3094	$985,000	30/12/2021
3	198 Hickling Av GREENSBOROUGH 3088	$960,000	18/11/2021

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: 24/02/2022 14:22

2 Lynwood Crescent, Lower Plenty Vic 3093



3 2 2

Property Type: House
Land Size: 485 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,040,000
Median House Price
December quarter 2021: $1,599,000

Comparable Properties



1/45 Edwards St LOWER PLENTY 3093 (REI/VG)

3 2 2

Price: $1,006,000
Method: Auction Sale
Date: 17/10/2021
Property Type: Unit
Land Size: 337 sqm approx

Agent Comments



1/168 Rattray Rd MONTMORENCY 3094 (REI)

3 2 2

Price: $985,000
Method: Private Sale
Date: 30/12/2021
Property Type: House
Land Size: 395 sqm approx

Agent Comments

198 Hickling Av GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $960,000
Method: Auction Sale
Date: 18/11/2021
Property Type: House (Res)
Land Size: 540 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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