

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

17 Lynwood Crescent, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,419,000

Property Type House

Suburb Lower Plenty

Period - From 01/10/2022

to 31/12/2022

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	8 Olympic Av MONTMORENCY 3094	\$1,400,000	25/01/2023
2	4 Flint St ELTHAM 3095	\$1,270,000	07/12/2022
3	45 Cressy St MONTMORENCY 3094	\$1,250,000	18/10/2022

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:

20/02/2023 11:03

17 Lynwood Crescent, Lower Plenty Vic 3093

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



5 3 2

Property Type: House
Land Size: 817 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2022: \$1,419,000

Comparable Properties



8 Olympic Av MONTMORENCY 3094 (REI)

Agent Comments

5 2 3

Price: \$1,400,000
Method: Private Sale
Date: 25/01/2023
Property Type: House
Land Size: 880 sqm approx



4 Flint St ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,270,000
Method: Private Sale
Date: 07/12/2022
Property Type: House
Land Size: 918 sqm approx



45 Cressy St MONTMORENCY 3094 (REI/VG)

Agent Comments

5 2 2

Price: \$1,250,000
Method: Private Sale
Date: 18/10/2022
Property Type: House
Land Size: 773 sqm approx

Similar size to Lynwood but not renovated

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



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