

# 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

2/6 MASKELL CRESCENT LOWER PLENTY VIC 3093

### 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

or range  
between

\$1,600,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Lower Plenty

Period-from

01 Sep 2021

to

31 Aug 2022

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

3/80 AIRLIE ROAD MONTMORENCY VIC 3094

\$1,495,500

19-Sep-22

16 KETT STREET LOWER PLENTY VIC 3093

\$1,970,000

29-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: 28 September 2022

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3/80 AIRLIE ROAD  
MONTMORENCY VIC  
3094

Sold Price <sup>RS</sup> \$1,495,500 Sold Date 19-Sep-22

4 4 2

Distance 0.77km



16 KETT STREET LOWER PLENTY  
VIC 3093

Sold Price <sup>RS</sup> \$1,970,000 <sup>UN</sup> Sold Date 29-Aug-22

4 3 2

Distance 0.53km

RS = Recent sale UN = Undisclosed Sale

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