

# 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](http://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



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)**

**Agent Comments**

3 2 2

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



**1/168 Rattray Rd MONTMORENCY 3094 (REI)**

**Agent Comments**

3 2 2

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

**198 Hickling Av GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

3 2 2

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

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