

## 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

1 LINCOLN DRIVE 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,455,000

Property type

House

Suburb

Lower Plenty

Period-from

01 Jan 2023

to

31 Dec 2023

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

14 OLD ELTHAM ROAD LOWER PLENTY VIC 3093	\$1,200,000	20-Jan-24
67 OLD ELTHAM ROAD LOWER PLENTY VIC 3093	\$1,244,000	16-Aug-23

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: 24 January 2024

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**14 OLD ELTHAM ROAD LOWER  
PLENTY VIC 3093**

3 1 2

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **20-Jan-24**

Distance **0.58km**



**67 OLD ELTHAM ROAD LOWER  
PLENTY VIC 3093**

2 2 2

Sold Price **\$1,244,000** Sold Date **16-Aug-23**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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