

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

16 Scenic Crescent, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,270,000

Property Type

House

Suburb

Eltham North

Period - From

01/04/2023

to

30/06/2023

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	70 Scenic Cr ELTHAM NORTH 3095	\$1,255,000	10/08/2023
2	19 Glen Park Rd ELTHAM NORTH 3095	\$1,160,000	05/06/2023
3	35 Acheron Cr ELTHAM NORTH 3095	\$1,150,000	18/07/2023

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:

10/10/2023 19:57

16 Scenic Crescent, Eltham North Vic 3095

**Jellis
Craig**

Pina Kara

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2023: \$1,270,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 1525 sqm approx

Agent Comments

Comparable Properties



70 Scenic Cr ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$1,255,000

Method: Private Sale

Date: 10/08/2023

Property Type: House (Res)

Land Size: 1472 sqm approx



19 Glen Park Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments



Price: \$1,160,000

Method: Private Sale

Date: 05/06/2023

Rooms: 3

Property Type: House (Res)

Land Size: 1411 sqm approx



35 Acheron Cr ELTHAM NORTH 3095 (REI/VG) Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 18/07/2023

Property Type: House

Land Size: 917 sqm approx

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



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