

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

79 Scenic Crescent, Eltham North Vic 3095

Indicative selling price

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

Range between

\$950,000

&

\$1,030,000

Median sale price

Median price

\$1,210,000

Property Type

House

Suburb

Eltham North

Period - From

01/07/2024

to

30/09/2024

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 Ryans Rd ELTHAM 3095	\$1,032,000	01/11/2024
2	85 Railway Pde ELTHAM 3095	\$1,004,082	16/10/2024
3	107 Brougham St ELTHAM 3095	\$959,000	09/10/2024

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:

06/11/2024 16:06



 2
  1
  2

Property Type: House
Land Size: 1401 sqm approx
Agent Comments

Indicative Selling Price
 \$950,000 - \$1,030,000
Median House Price
 September quarter 2024: \$1,210,000

Comparable Properties



8 Ryans Rd ELTHAM 3095 (REI)

Agent Comments

 3
  1
  2

Price: \$1,032,000
Method: Private Sale
Date: 01/11/2024
Property Type: House
Land Size: 797 sqm approx

85 Railway Pde ELTHAM 3095 (REI)

Agent Comments

 3
  1
  -

Price: \$1,004,082
Method: Private Sale
Date: 16/10/2024
Property Type: House (Res)
Land Size: 901 sqm approx



107 Brougham St ELTHAM 3095 (REI)

Agent Comments

 4
  1
  2

Price: \$959,000
Method: Private Sale
Date: 09/10/2024
Property Type: House (Res)
Land Size: 665 sqm approx

Account - Barry Plant | P: (03) 9431 1243