

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

161 Scenic Crescent, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,700,000

&

\$1,760,000

Median sale price

Median price \$1,241,000

Property Type House

Suburb Eltham North

Period - From 01/01/2021

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	167 Ryans Rd ELTHAM NORTH 3095	\$1,750,000	11/09/2021
2	33 Orchard Av ELTHAM NORTH 3095	\$1,711,000	09/10/2021
3	68 Progress Rd ELTHAM NORTH 3095	\$1,705,500	07/12/2021

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:

16/02/2022 18:11



4 3 2

Property Type: House
Land Size: 2028 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,760,000
Median House Price
Year ending December 2021: \$1,241,000

Comparable Properties



167 Ryans Rd ELTHAM NORTH 3095 (REI/VG) **Agent Comments**

4 2 5

Price: \$1,750,000
Method: Private Sale
Date: 11/09/2021
Property Type: House (Res)
Land Size: 2263 sqm approx



33 Orchard Av ELTHAM NORTH 3095 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,711,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House (Res)
Land Size: 1973 sqm approx



68 Progress Rd ELTHAM NORTH 3095 (REI) **Agent Comments**

4 2 2

Price: \$1,705,500
Method: Sold Before Auction
Date: 07/12/2021
Property Type: House (Res)
Land Size: 1200 sqm approx