

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

173 Scenic Crescent, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,475,000 & \$1,575,000

Median sale price

Median price \$983,500 Property Type House Suburb Eltham North

Period - From 01/10/2019 to 30/09/2020 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	1/54 Henry St ELTHAM 3095	\$1,500,000	17/06/2020
2	31 Glen Park Rd ELTHAM NORTH 3095	\$1,480,000	08/10/2020
3	123 Ryans Rd ELTHAM NORTH 3095	\$1,470,000	19/09/2020

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:

29/10/2020 13:59



 6  3  3

Property Type: House
Land Size: 2329 sqm approx
Agent Comments

Indicative Selling Price
\$1,475,000 - \$1,575,000
Median House Price
Year ending September 2020: \$983,500

Comparable Properties



1/54 Henry St ELTHAM 3095 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,500,000
Method: Sold Before Auction
Date: 17/06/2020
Property Type: House (Res)
Land Size: 511 sqm approx

31 Glen Park Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  1

Price: \$1,480,000
Method: Private Sale
Date: 08/10/2020
Property Type: House (Res)
Land Size: 2276 sqm approx



123 Ryans Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 6  4  2

Price: \$1,470,000
Method: Private Sale
Date: 19/09/2020
Property Type: House (Res)
Land Size: 1637 sqm approx