

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

186 Scenic Crescent, Eltham North Vic 3095

Indicative selling price

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

Range between \$785,000 & \$860,000

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.

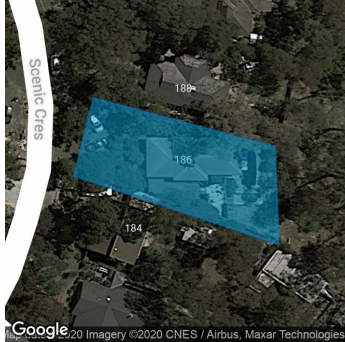
Address of comparable property		Price	Date of sale
1	14 Banks Rd ELTHAM NORTH 3095	\$867,500	13/11/2020
2	1 Susan St ELTHAM 3095	\$855,000	27/10/2020
3	22-24 Woodland Gr BRIAR HILL 3088	\$821,000	20/08/2020

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:

25/11/2020 13:43



Property Type: House (Res)

Land Size: 915 sqm approx

Agent Comments

Indicative Selling Price

\$785,000 - \$860,000

Median House Price

Year ending September 2020: \$983,500

Comparable Properties



14 Banks Rd ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$867,500

Method: Private Sale

Date: 13/11/2020

Property Type: House (Res)

Land Size: 797 sqm approx



1 Susan St ELTHAM 3095 (REI)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 27/10/2020

Property Type: House

Land Size: 963 sqm approx



22-24 Woodland Gr BRIAR HILL 3088 (REI)

Agent Comments



Price: \$821,000

Method: Private Sale

Date: 20/08/2020

Property Type: House (Res)

Land Size: 807 sqm approx