

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

75 Scenic Crescent, Eltham North Vic 3095

Indicative selling price

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

Single price

\$1,180,000

Median sale price

Median price

\$1,255,000

Property Type

House

Suburb

Eltham North

Period - From

01/10/2023

to

31/12/2023

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	62 Banks Rd ELTHAM NORTH 3095	\$1,180,000	13/11/2023
2	9 Withers Way ELTHAM 3095	\$1,177,000	25/01/2024
3			

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:

22/03/2024 10:18



 4  2  2

Property Type: House
Land Size: 1500 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000
Median House Price
December quarter 2023: \$1,255,000

Comparable Properties



62 Banks Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,180,000
Method: Private Sale
Date: 13/11/2023
Property Type: House
Land Size: 1662 sqm approx



9 Withers Way ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,177,000
Method: Private Sale
Date: 25/01/2024
Property Type: House
Land Size: 865 sqm approx

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.

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