

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 188 Scenic Crescent, Eltham North Vic 3095

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$920,000

House

X

Unit

Suburb

Eltham North

Period - From 01/07/2017

to

30/09/2017

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	31 Snowball Rd ELTHAM NORTH 3095	\$770,000	14/06/2017
2	111 Pitt St ELTHAM 3095	\$762,000	02/09/2017
3	3 Bird St ELTHAM 3095	\$740,000	29/08/2017

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.

**Rooms:****Property Type:** House (Res)**Land Size:** 779.454 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

September quarter 2017: \$920,000

Comparable Properties

**31 Snowball Rd ELTHAM NORTH 3095 (REI/VG)**

Agent Comments

**Price:** \$770,000**Method:** Private Sale**Date:** 14/06/2017**Rooms:** -**Property Type:** House**Land Size:** 668 sqm approx**111 Pitt St ELTHAM 3095 (REI/VG)**

Agent Comments

**Price:** \$762,000**Method:** Auction Sale**Date:** 02/09/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 702 sqm approx**3 Bird St ELTHAM 3095 (REI/VG)**

Agent Comments

**Price:** \$740,000**Method:** Private Sale**Date:** 29/08/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 702 sqm approx