

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

88 Scenic Crescent, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Eltham North

Period - From

11/09/2023

to

10/09/2024

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	11 Allison Cr ELTHAM NORTH 3095	\$1,350,000	15/06/2024
2	158 Scenic Cr ELTHAM NORTH 3095	\$1,230,000	17/05/2024
3	35 Laurison Rd ELTHAM NORTH 3095	\$1,310,000	08/05/2024

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:

11/09/2024 14:39



4 2 2

Property Type: House
Land Size: 2293 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
11/09/2023 - 10/09/2024: \$1,250,000

Comparable Properties



11 Allison Cr ELTHAM NORTH 3095 (REI)

4 3 3

Agent Comments

Fully renovated home

Price: \$1,350,000
Method: Private Sale
Date: 15/06/2024
Property Type: House
Land Size: 1122 sqm approx

158 Scenic Cr ELTHAM NORTH 3095 (VG)

4 - -

Agent Comments

Price: \$1,230,000
Method: Sale
Date: 17/05/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 1045 sqm approx



35 Laurison Rd ELTHAM NORTH 3095 (REI/VG)

5 2 2

Agent Comments

Price: \$1,310,000
Method: Private Sale
Date: 08/05/2024
Property Type: House (Res)
Land Size: 1466 sqm approx

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