

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

79 Scenic Crescent, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,220,000 Property Type House Suburb Eltham North

Period - From 01/01/2024 to 31/03/2024 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	75 Scenic Cr ELTHAM NORTH 3095	\$1,170,000	27/03/2024
2	29 Calrossie Av MONTMORENCY 3094	\$1,100,000	03/04/2024
3	27 Calrossie Av MONTMORENCY 3094	\$940,000	04/05/2024

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:

01/07/2024 15:52



 2
  1
  2

Property Type: House
Land Size: 1401 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 March quarter 2024: \$1,220,000

Comparable Properties



75 Scenic Cr ELTHAM NORTH 3095 (REI)

Agent Comments

 4
  2
  2

Price: \$1,170,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 1500 sqm approx



29 Calrossie Av MONTMORENCY 3094 (REI/VG)

Agent Comments

 3
  2
  -

Price: \$1,100,000
Method: Private Sale
Date: 03/04/2024
Property Type: House
Land Size: 973 sqm approx



27 Calrossie Av MONTMORENCY 3094 (REI)

Agent Comments

 4
  1
  4

Price: \$940,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 1092 sqm approx

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