

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	1/84 Karingal Drive, Eltham North, VIC 3095
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Indicative selling price

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

Single price	\$869,950	or range between		&	
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Median sale price

Median price	\$ 1,250,000	Property type	House	Suburb	ELTHAM NORTH
Period - From	28/03/2024	to	27/09/2024	Source	price_finder

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	2/84 KARINGAL DRIVE ELTHAM NORTH VIC 3095	\$925,000	21/05/2024
2	7/202 MOUNTAIN VIEW ROAD BRIAR HILL VIC 3088	\$885,000	02/02/2024
3	2/60 ST HELENA ROAD GREENSBOROUGH VIC 3088	\$950,000	10/06/2024

This Statement of Information was prepared on: 28/09/2024

