

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

70 Karingal Drive, Eltham North Vic 3095

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,215,000 Property Type House Suburb Eltham North

Period - From 24/04/2022 to 23/04/2023 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	14 Terrigal PI GREENSBOROUGH 3088	\$935,000	17/02/2023
2	31 Brixton Av ELTHAM NORTH 3095	\$920,000	03/04/2023
3	34 Dunbarton Dr ELTHAM NORTH 3095	\$875,000	14/02/2023

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:

24/04/2023 12:11

70 Karingal Drive, Eltham North Vic 3095

**Jellis
Craig**

Craig Maskell

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Indicative Selling Price

\$850,000 - \$900,000

Median House Price

24/04/2022 - 23/04/2023: \$1,215,000



Property Type: House (Res)

Land Size: 899 sqm approx

Agent Comments

Comparable Properties



14 Terrigal PI GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 17/02/2023

Rooms: 5

Property Type: House (Res)

Land Size: 792 sqm approx



31 Brixton Av ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$920,000

Method: Private Sale

Date: 03/04/2023

Property Type: House

Land Size: 1018 sqm approx



34 Dunbarton Dr ELTHAM NORTH 3095 (REI/VG)

Agent Comments



Price: \$875,000

Method: Private Sale

Date: 14/02/2023

Property Type: House

Land Size: 761 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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