

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

1/82 KARINGAL DRIVE ELTHAM NORTH VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$816,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,306,000

Property type

House

Suburb

Eltham North

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 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

11/68 DIAMOND CREEK ROAD GREENSBOROUGH VIC 3088	\$720,000	12-Aug-22

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 6 months.

This Statement of Information was prepared on: 28 November 2022



**11/68 DIAMOND CREEK ROAD
GREENSBOROUGH VIC 3088**

 3  2  1

Sold Price

\$720,000

Sold Date

12-Aug-22

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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