

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

1/19 TEMBY CLOSE ENDEAVOUR HILLS VIC 3802

Indicative selling price

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

Single Price

or range
between

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Endeavour Hills

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

33A PHILIP ROAD HALLAM VIC 3803	\$550,000	10-Nov-22
13A HAWTHORN ROAD DOVETON VIC 3177	\$500,000	29-Oct-22
2/1 GRACE AVENUE DANDENONG VIC 3175	\$535,000	10-Oct-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: 25 November 2022



33A PHILIP ROAD HALLAM VIC 3803

2 2 1

Sold Price

^{RS} **\$550,000** Sold Date **10-Nov-22**

Distance **1.69km**



13A HAWTHORN ROAD DOVETON VIC 3177

2 2 2

Sold Price

^{RS} **\$500,000** Sold Date **29-Oct-22**

Distance **2.45km**



2/1 GRACE AVENUE DANDENONG VIC 3175

2 1 1

Sold Price

^{RS} **\$535,000** Sold Date **10-Oct-22**

Distance **4.2km**

RS = Recent sale

UN = Undisclosed Sale

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