

## 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

49 ALDRIDGE STREET ENDEAVOUR HILLS VIC 3802

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Aug 2022

to

31 Jul 2023

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

1 AXEDALE CRESCENT ENDEAVOUR HILLS VIC 3802	\$715,000	16-May-23
18 CLANGULA COURT ENDEAVOUR HILLS VIC 3802	\$685,000	16-May-23
41 MATTHEW FLINDERS AVENUE ENDEAVOUR HILLS VIC 3802	\$670,000	26-Apr-23

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: 07 August 2023



**1 AXEDALE CRESCENT  
ENDEAVOUR HILLS VIC 3802**

3 2 2

Sold Price **\$715,000** Sold Date **16-May-23**

Distance **1.78km**



**18 CLANGULA COURT  
ENDEAVOUR HILLS VIC 3802**

3 1 2

Sold Price **\$685,000** Sold Date **16-May-23**

Distance **0.45km**



**41 MATTHEW FLINDERS AVENUE  
ENDEAVOUR HILLS VIC 3802**

3 1 2

Sold Price **\$670,000** Sold Date **26-Apr-23**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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