

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<br>Including suburb and<br>postcode | 2/11 Lambert Court, 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)

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$595,000 | & | \$640,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |                        |
|---------------|------------|---------------|------------|--------|------------------------|
| Median price  | \$795,000  | Property Type | House      | Suburb | Endeavour Hills (3802) |
| Period - From | 01/05/2023 | to            | 31/05/2024 | Source | price finder           |

Comparable property sales

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 |
|--------------------------------------------------|-----------|--------------|
| 19A ESSEX PARK DRIVE, ENDEAVOUR HILLS VIC 3802   | \$660,000 | 17/07/2024   |
| 44/5 PINEY RIDGE, ENDEAVOUR HILLS VIC 3802       | \$680,000 | 30/04/2024   |
| 31/8 MONTEITH CRESCENT, ENDEAVOUR HILLS VIC 3802 | \$600,000 | 04/04/2024   |

This Statement of Information was prepared on: 18/07/2024