

## 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

13 Clangula Court Endeavour Hills VIC 3802

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Feb 2021

to

31 Jan 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

5 Cristata Avenue Endeavour Hills VIC 3802	\$600,000	09-Oct-21
5 Dotterel Close Doveton VIC 3177	\$640,000	11-Sep-21
17 Crimson Drive Doveton VIC 3177	\$600,000	28-Sep-21

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: 22 February 2022



**5 Cristata Avenue Endeavour Hills  
VIC 3802**

Sold Price

**\$600,000**

Sold Date

**09-Oct-21**

3 - 2

Distance

**0.72km**



**5 Dotterel Close Doveton VIC 3177**

Sold Price

**\$640,000**

Sold Date

**11-Sep-21**

3 1 3

Distance

**0.85km**



**17 Crimson Drive Doveton VIC 3177**

Sold Price

**\$600,000**

Sold Date

**28-Sep-21**

3 1 2

Distance

**1.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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