

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 44/5 Piney Ridge, Endeavour Hills, VIC 3802

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$640,000

&

\$700,000

Median sale price

Median price

\$780,000

Property Type

House

Suburb

Endeavour Hills (3802)

Period - From

02/01/2023

to

31/12/2023

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
7 COVE COURT, ENDEAVOUR HILLS VIC 3802	\$721,000	03/02/2024
13 CLANGULA COURT, ENDEAVOUR HILLS VIC 3802	\$700,000	08/01/2024
1A PLOVER COURT, ENDEAVOUR HILLS VIC 3802	\$620,000	16/03/2024

This Statement of Information was prepared on: 03/04/2024