

# 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 1/1 Ardea 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

\$560,000

&

\$595,000

### Median sale price

Median price

\$580,000

Property Type

House

Suburb

Endeavour Hills (3802)

Period - From

01/07/2023

to

31/12/2023

Source

Pricefinder.com.au

### 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
10/21 KINGFISHER DRIVE, DOVETON VIC 3177	\$570,000	05/03/2022
1/21 CHALCOT DRIVE, ENDEAVOUR HILLS VIC 3802	\$561,000	09/02/2022
18/96 BOTANICAL GROVE, DOVETON VIC 3177	\$575,000	09/06/2022

This Statement of Information was prepared on: 19/02/2024