

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

9 Piedmont Close Endeavour Hills VIC 3802

Indicative selling price

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

Single Price

or range
between

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,500

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jun 2019

to

31 May 2020

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 Nicholson Close Endeavour Hills VIC 3802	\$600,000	12-May-20
229 Power Road Endeavour Hills VIC 3802	\$600,000	10-Mar-20
31 Regnans Avenue Endeavour Hills VIC 3802	\$605,000	11-Mar-20

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: 10 June 2020



1 Nicholson Close Endeavour Hills VIC 3802

 3
  1
  2

Sold Price

^{RS} **\$600,000** Sold Date **12-May-20**

Distance **0.38km**


229 Power Road Endeavour Hills VIC 3802

 3
  1
  1

Sold Price

^{RS} **\$600,000** Sold Date **10-Mar-20**

Distance **0.41km**


31 Regnans Avenue Endeavour Hills VIC 3802

 3
  1
  2

Sold Price

^{RS} **\$605,000** Sold Date **11-Mar-20**

Distance **1.06km**
RS = Recent sale

UN = Undisclosed Sale

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