

## 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 Headingly 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

\$680,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Oct 2019

to

30 Sep 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 Thomas Mitchell Drive Endeavour Hills VIC 3802 | \$680,000 | 26-May-20 |
| 6 Doyle Place Endeavour Hills VIC 3802           | \$685,000 | 15-May-20 |
| 34 Lawson Way Endeavour Hills VIC 3802           | \$687,000 | 24-Jun-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: 22 October 2020



### 1 Thomas Mitchell Drive Endeavour Hills VIC 3802

 3
  2
  1

Sold Price

**\$680,000**

Sold Date **26-May-20**

Distance

**0.14km**


### 6 Doyle Place Endeavour Hills VIC 3802

 3
  2
  1

Sold Price

**\$685,000**

Sold Date **15-May-20**

Distance

**0.51km**


### 34 Lawson Way Endeavour Hills VIC 3802

 3
  2
  2

Sold Price

**\$687,000**

Sold Date **24-Jun-20**

Distance

**0.76km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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