

## 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

2 CASTLECRAG CLOSE 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

\$760,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$761,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 May 2021

to

30 Apr 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

3 CASTLECRAG CLOSE ENDEAVOUR HILLS VIC 3802	\$770,000	22-Feb-22
5 CAVENDISH COURT ENDEAVOUR HILLS VIC 3802	\$775,000	08-Feb-22
10 BELSIZE COURT ENDEAVOUR HILLS VIC 3802	\$850,000	07-Mar-22

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: 16 May 2022



### 3 CASTLECRAG CLOSE ENDEAVOUR HILLS VIC 3802

 3
  1
  2

Sold Price **\$770,000** Sold Date **22-Feb-22**

Distance **0.03km**



### 5 CAVENDISH COURT ENDEAVOUR HILLS VIC 3802

 3
  1
  5

Sold Price <sup>RS</sup> **\$775,000** <sup>UN</sup> Sold Date **08-Feb-22**

Distance **0.34km**



### 10 BELSIZE COURT ENDEAVOUR HILLS VIC 3802

 3
  1
  2

Sold Price **\$850,000** Sold Date **07-Mar-22**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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