# 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

#### 11 FULHAM COURT 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 rang betwee		\$695,000	&	\$730,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$817,000	Prop	erty type	House		Suburb	Endeavour Hills	
Period-from	01 Mar 2022	to	28 Feb 2	2023 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	
21 EILDON ROAD ENDEAVOUR HILLS VIC 3802	\$740,000	29-Sep-22	
166 JAMES COOK DRIVE ENDEAVOUR HILLS VIC 3802	\$680,000	24-Sep-22	
10 COLLETT RISE ENDEAVOUR HILLS VIC 3802	\$720,000	17-Oct-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: 08 March 2023



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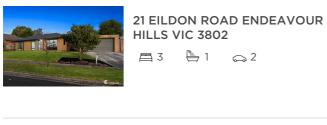


 ${\sf E} \ gavin.coyne@grantsea.com.au$ 

\$740,000 Sold Date 29-Sep-22

Distance

0.74km



			OK DRIVE HILLS VIC 3802	Sold P	rice	\$680,000	Sold Date	24-Sep-22
Resentsuir	<b>a</b> 3	<b>)</b> 1	<sub>€</sub> 2				Distance	1.55km

Sold Price



10 COLLETT RISE ENDEAVOUR HILLS VIC 3802		Sold Price	\$720,000 Sold Date	17-Oct-22	
₿ 3	1 🖳	⇔ 2		Distance	1.55km

#### RS = Recent sale UN = Undisclosed Sale

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