

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	12 Dampier Court Endeavour Hills, 3802
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$790,000.00 & \$870,000.00
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Median sale price

Median price	\$830,000.00	Property Type	HOUSE	Suburb	ENDEAVOUR HILLS
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Period - From	29-Apr-2021	to	28-Apr-2022	Source	REA
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Comparable property sales

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
1	3 Warburton Court, Endeavour Hills, Vic 3802	\$834,000.00	14-Dec-2021
2	23 Monkhouse Drive, Endeavour Hills, Vic 3802	\$860,000.00	13-Apr-2022
3	26 William Perry Close Endeavour H6 Cormorant Close, Endeavour Hills, Vic 3802 ills VIC 3802	\$775,000.00	27-Apr-2022

This statement of information was prepared on 27-Jun-2022 at 12:02:38 PM EST