

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 SWISS 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

\$899,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Feb 2024

to

31 Jan 2025

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

281 POWER ROAD ENDEAVOUR HILLS VIC 3802	\$880,000	18-Nov-24
10 EDIS COURT ENDEAVOUR HILLS VIC 3802	\$855,000	27-Aug-24
4 CRISTATA AVENUE ENDEAVOUR HILLS VIC 3802	\$882,000	23-Dec-24

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: 13 February 2025

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281 POWER ROAD ENDEAVOUR HILLS VIC 3802

 3  2  2

Sold Price

^{RS}

\$880,000

Sold Date

18-Nov-24

Distance

0.37km



10 EDIS COURT ENDEAVOUR HILLS VIC 3802

 4  2  2

Sold Price

\$855,000

Sold Date

27-Aug-24

Distance

0.59km



4 CRISTATA AVENUE ENDEAVOUR HILLS VIC 3802

 4  2  2

Sold Price

\$882,000

Sold Date

23-Dec-24

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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