

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

5 MERTON 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 range
between

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Oct 2022

to

30 Sep 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

| | | |
|--|-----------|-----------|
| 4 ROBINVALE COURT ENDEAVOUR HILLS VIC 3802 | \$925,000 | 27-Sep-23 |
| 19 HEATHMERE CRESCENT ENDEAVOUR HILLS VIC 3802 | \$850,000 | 12-Apr-23 |
| 9 RAPANEA COURT ENDEAVOUR HILLS VIC 3802 | \$840,000 | 23-Jul-23 |

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: 05 October 2023



4 ROBINVALE COURT ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price

^{RS}

\$925,000

Sold Date

27-Sep-23

Distance

0.75km



19 HEATHMERE CRESCENT ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price

\$850,000

Sold Date

12-Apr-23

Distance

1.14km



9 RAPANEA COURT ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price

\$840,000

Sold Date

23-Jul-23

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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