

## 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

12 BRYSON COURT ENDEAVOUR HILLS VIC 3802

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jul 2022

to

30 Jun 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

2/116 JOHN FAWKNER DRIVE ENDEAVOUR HILLS VIC 3802	\$535,000	19-Jul-22
1/19 TEMBY CLOSE ENDEAVOUR HILLS VIC 3802	\$525,000	08-Dec-22
2/7 BRAMWELL CLOSE ENDEAVOUR HILLS VIC 3802	\$530,000	08-Jan-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: 03 July 2023



**2/116 JOHN FAWKNER DRIVE  
ENDEAVOUR HILLS VIC 3802**

2 1 2

Sold Price **\$535,000** Sold Date **19-Jul-22**

Distance **1.86km**



**1/19 TEMBY CLOSE ENDEAVOUR  
HILLS VIC 3802**

2 1 1

Sold Price **\$525,000** Sold Date **08-Dec-22**

Distance **0.34km**



**2/7 BRAMWELL CLOSE  
ENDEAVOUR HILLS VIC 3802**

2 1 1

Sold Price **\$530,000** Sold Date **08-Jan-23**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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