

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Unit offered for sale 1,4,5/3 Rubida Court, ENDEAVOUR HILLS 3802

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

4 Bedroom, 3 Bath, 4 Toilet, 2 Garage Range **\$589,000 - \$640,000**

## Suburb unit median sale price

Median Unit for **ENDEAVOUR HILLS** for period **Aug 2019 - Jan 2019**

Sourced from **Pricefinder**.

**\$465,000**

## Comparable property sales

These are the three units 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 the most comparable to the property for sale.

### 4 Bedroom, 3 Bath, 4 Toilet, 2 Garage

**2/3 Rubida Court,**  
Endeavour Hills 3802

**Price \$590,000** Sold 24 July  
2019

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 six months

This Statement of Information was prepared on 10th Jan 2020

## Additional Information

Source Pricefinder

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit



4 beds



3 baths



2 parking

## Diamond Estate Agents

6/45 Normanby Road,  
Notting Hill VIC 3168

## Contact agents



**Anjan Kumar**

03 95442032  
0413 277 413

[anjan@diamondagents.com.au](mailto:anjan@diamondagents.com.au)



**Gurumukh Singh**

0430 341381

[gsingh@diamondagents.com.au](mailto:gsingh@diamondagents.com.au)

