

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

1/1 Ardea 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,069

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Nov 2020

to

31 Oct 2021

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

29/8 Monteith Crescent Endeavour Hills VIC 3802	\$571,000	18-Oct-21
20/5 Piney Ridge Endeavour Hills VIC 3802	\$591,000	27-Jun-21

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: 25 November 2021



29/8 Monteith Crescent Endeavour Hills VIC 3802

Sold Price

RS

\$571,000

Sold Date

18-Oct-21



3



1



2

Distance

2.1km



20/5 Piney Ridge Endeavour Hills VIC 3802

Sold Price

\$591,000

Sold Date

27-Jun-21



3



1



2

Distance

2.2km

RS = Recent sale

UN = Undisclosed Sale

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