

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<br>Including suburb and<br>postcode | 16 Thompson 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)

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$700,000 | & | \$770,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |                        |
|---------------|------------|---------------|------------|--------|------------------------|
| Median price  | \$795,000  | Property Type | House      | Suburb | Endeavour Hills (3802) |
| Period - From | 01/05/2023 | to            | 31/05/2024 | Source | price finder           |

Comparable property sales

A      These are the three properties 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 most comparable to the property for sale.

| Address of comparable property                    | Price     | Date of sale |
|---|-----------|--------------|
| 32 SCOTSBURN WAY, ENDEAVOUR HILLS VIC 3802        | \$750,000 | 22/04/2024   |
| 7 STRUAN AVENUE, ENDEAVOUR HILLS VIC 3802         | \$780,000 | 13/03/2024   |
| 86 CHARLES GREEN AVENUE, ENDEAVOUR HILLS VIC 3802 | \$810,000 | 12/06/2024   |

This Statement of Information was prepared on: 19/07/2024