

## 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 Buckland Court Endeavour Hills VIC 3802

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Aug 2020

to

31 Jul 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

1 Nash Court Endeavour Hills VIC 3802	\$705,000	04-Feb-21
26 Eildon Road Endeavour Hills VIC 3802	\$690,000	30-Jan-21
23 Kennington Park Drive Endeavour Hills VIC 3802	\$737,500	23-Feb-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: 24 August 2021



**1 Nash Court Endeavour Hills VIC 3802**

Sold Price

**\$705,000**

Sold Date

**04-Feb-21**

3

2

2

Distance

**0.36km**



**26 Eildon Road Endeavour Hills VIC 3802**

Sold Price

**\$690,000**

Sold Date

**30-Jan-21**

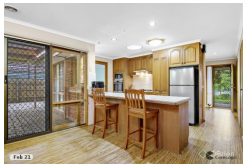
3

2

2

Distance

**0.68km**



**23 Kennington Park Drive  
Endeavour Hills VIC 3802**

Sold Price

**\$737,500**

Sold Date

**23-Feb-21**

3

2

3

Distance

**0.69km**

RS = Recent sale

UN = Undisclosed Sale

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