

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

3 Monica Close 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Dec 2019

to

30 Nov 2020

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

7 Sulky Court Endeavour Hills VIC 3802	\$820,000	16-Nov-20
29 Renee Avenue Endeavour Hills VIC 3802	\$820,000	12-Oct-20
10 Armiston Court Endeavour Hills VIC 3802	\$785,000	01-Dec-20

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: 07 December 2020



7 Sulky Court Endeavour Hills VIC 3802

 4  2  2

Sold Price

^{RS} **\$820,000** Sold Date **16-Nov-20**

Distance **0.63km**



29 Renee Avenue Endeavour Hills VIC 3802

 4  2  2

Sold Price

^{RS} **\$820,000** Sold Date **12-Oct-20**

Distance **0.69km**



10 Armiston Court Endeavour Hills VIC 3802

 5  2  2

Sold Price

^{RS} **\$785,000** Sold Date **01-Dec-20**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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