

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

6 CARVEY 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

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Mar 2021

to

28 Feb 2022

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

3 MONTAGUE COURT ENDEAVOUR HILLS VIC 3802	\$960,000	23-Nov-21
10 MARYROSE CRESCENT ENDEAVOUR HILLS VIC 3802	\$920,000	17-Nov-21
125 DAVID COLLINS DRIVE ENDEAVOUR HILLS VIC 3802	\$945,000	10-Mar-22

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: 26 March 2022



3 MONTAGUE COURT ENDEAVOUR HILLS VIC 3802 Sold Price **\$960,000** Sold Date **23-Nov-21**

 4  2  2

Distance **0.51km**



10 MARYROSE CRESCENT ENDEAVOUR HILLS VIC 3802 Sold Price **\$920,000** Sold Date **17-Nov-21**

 4  2  2

Distance **1.29km**



125 DAVID COLLINS DRIVE ENDEAVOUR HILLS VIC 3802 Sold Price ^{RS} **\$945,000** Sold Date **10-Mar-22**

 4  2  2

Distance **0.68km**

RS = Recent sale **UN** = Undisclosed Sale

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