

## 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

12 Robert Molyneux Avenue 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

\$895,000

&

\$915,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Oct 2020

to

30 Sep 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

4 Rokewood Court Endeavour Hills VIC 3802	\$810,000	22-Oct-21
8 Costello Court Endeavour Hills VIC 3802	\$720,000	21-Oct-21
6 Robert Molyneux Avenue Endeavour Hills VIC 3802	\$737,000	25-Sep-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: 27 October 2021



## OBrien Real Estate

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### 4 Rokewood Court Endeavour Hills VIC 3802

4 Beds 2 Bathrooms 2 Car Spaces

Sold Price

<sup>RS</sup> **\$810,000** <sup>UN</sup>

Sold Date

**22-Oct-21**

Distance

**1.85km**



### 8 Costello Court Endeavour Hills VIC 3802

3 Beds 2 Bathrooms 2 Car Spaces

Sold Price

<sup>RS</sup> **\$720,000** <sup>UN</sup>

Sold Date

**21-Oct-21**

Distance

**1.39km**



### 6 Robert Molyneux Avenue Endeavour Hills VIC 3802

3 Beds 1 Bathroom 4 Car Spaces

Sold Price

<sup>RS</sup> **\$737,000** <sup>UN</sup>

Sold Date

**25-Sep-21**

Distance

**0.06km**



### 2 Paul Court Endeavour Hills VIC 3802

6 Beds 2 Bathrooms 2 Car Spaces

Sold Price

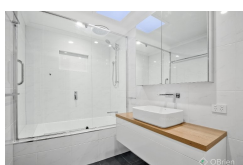
<sup>RS</sup> **\$951,000** <sup>UN</sup>

Sold Date

**11-Oct-21**

Distance

**0.08km**



### 5 Judge Rise Endeavour Hills VIC 3802

5 Beds 3 Bathrooms 2 Car Spaces

Sold Price

**\$950,000**

Sold Date

**22-Feb-21**

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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