

## 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

19 Clangula 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,125

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Jan 2021

to

31 Dec 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

20/5 Piney Ridge Endeavour Hills VIC 3802	\$591,000	27-Jun-21
35/5 Piney Ridge Endeavour Hills VIC 3802	\$583,138	28-Jun-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: 10 January 2022

	<b>20/5 Piney Ridge Endeavour Hills VIC 3802</b>		<b>Sold Price</b>	<b>\$591,000</b>	<b>Sold Date</b>	<b>27-Jun-21</b>
	 3  1  2				<b>Distance</b>	<b>1.79km</b>
	<b>35/5 Piney Ridge Endeavour Hills VIC 3802</b>		<b>Sold Price</b>	<b>\$583,138</b>	<b>Sold Date</b>	<b>28-Jun-21</b>
	 3  1  2				<b>Distance</b>	<b>1.74km</b>

RS = Recent sale      UN = Undisclosed Sale

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