

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

1/16 TEMBY 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/48 PRESTON AVENUE ENDEAVOUR HILLS VIC 3802	\$505,000	15-Sep-23
6/91 FRAWLEY ROAD HALLAM VIC 3803	\$510,000	11-Sep-23
12 BRYSON COURT ENDEAVOUR HILLS VIC 3802	\$539,750	03-Aug-23

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: 01 November 2023



**2/48 PRESTON AVENUE
ENDEAVOUR HILLS VIC 3802**

Sold Price

^{RS}

\$505,000

Sold Date

15-Sep-23



2



1



1

Distance

0.23km



**6/91 FRAWLEY ROAD HALLAM VIC
3803**

Sold Price

\$510,000

Sold Date

11-Sep-23



2



1



1

Distance

1.12km



**12 BRYSON COURT ENDEAVOUR
HILLS VIC 3802**

Sold Price

\$539,750

Sold Date

03-Aug-23



2



1



1

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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