

## 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

13A AMALFI DRIVE 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

\$640,000

&

\$704,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jan 2022

to

31 Dec 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

51 MONKHOUSE DRIVE ENDEAVOUR HILLS VIC 3802

\$710,000

21-Jan-22

9 BOTANICAL GROVE DOVETON VIC 3177

\$680,000

02-Feb-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: 11 January 2023



**51 MONKHOUSE DRIVE  
ENDEAVOUR HILLS VIC 3802**

3 2 2

Sold Price

**\$710,000**

Sold Date

**21-Jan-22**

Distance

**1.12km**



**9 BOTANICAL GROVE DOVETON  
VIC 3177**

3 2 2

Sold Price

**\$680,000**

Sold Date

**02-Feb-22**

Distance

**0.52km**

RS = Recent sale

UN = Undisclosed Sale

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