

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

1/12 Bramwell 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,069

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Nov 2020

to

31 Oct 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

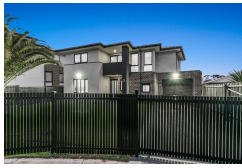
Date of sale

2/11 Castlecrag Close Endeavour Hills VIC 3802	\$900,000	20-Sep-21
59 Doveton Avenue Eumemmerring VIC 3177	\$850,000	19-Oct-21
49 John Hunter Drive Endeavour Hills VIC 3802	\$740,000	08-Oct-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: 30 November 2021



2/11 Castlecrag Close Endeavour Hills VIC 3802

5 2 1

Sold Price **\$900,000** Sold Date **20-Sep-21**

Distance **1.75km**



59 Doveton Avenue Eumemmerring VIC 3177

4 3 4

Sold Price ^{RS} **\$850,000** Sold Date **19-Oct-21**

Distance **1.45km**



49 John Hunter Drive Endeavour Hills VIC 3802

4 2 1

Sold Price **\$740,000** Sold Date **08-Oct-21**

Distance **0.27km**

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

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