

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

2 SEXTON COURT 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jul 2023

to

30 Jun 2024

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

5 CUNNINGHAM DRIVE ENDEAVOUR HILLS VIC 3802	\$950,000	24-Apr-24
27 BARNSELY DRIVE ENDEAVOUR HILLS VIC 3802	\$946,000	14-Mar-24
5 MCKILLOP PLACE ENDEAVOUR HILLS VIC 3802	\$900,000	27-May-24

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: 24 July 2024

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**5 CUNNINGHAM DRIVE
ENDEAVOUR HILLS VIC 3802**

 4  3  2

Sold Price

^{RS} **\$950,000** Sold Date **24-Apr-24**

Distance **0.6km**



**27 BARNSELY DRIVE ENDEAVOUR
HILLS VIC 3802**

 4  2  2

Sold Price

\$946,000 Sold Date **14-Mar-24**

Distance **0.64km**



**5 MCKILLOP PLACE ENDEAVOUR
HILLS VIC 3802**

 3  2  -

Sold Price

\$900,000 Sold Date **27-May-24**

Distance **0.74km**



**7 BARKER COURT ENDEAVOUR
HILLS VIC 3802**

 3  2  2

Sold Price

^{RS} **\$925,000** Sold Date **15-Jun-24**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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