

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

6 George Bass Avenue 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

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 May 2020

to

30 Apr 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 Thomas Mitchell Drive Endeavour Hills VIC 3802	\$770,000	19-Apr-21
89 Sydney Parkinson Avenue Endeavour Hills VIC 3802	\$775,000	23-Feb-21
32 William Perry Close Endeavour Hills VIC 3802	\$848,000	06-Mar-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: 12 May 2021



2 Thomas Mitchell Drive Endeavour Hills VIC 3802

4 3 4

Sold Price

\$770,000

Sold Date

19-Apr-21

Distance

0.72km

89 Sydney Parkinson Avenue Endeavour Hills VIC 3802

4 2 3

Sold Price

\$775,000

Sold Date

23-Feb-21

Distance

1.02km

32 William Perry Close Endeavour Hills VIC 3802

4 3 4

Sold Price

^{RS} **\$848,000**

Sold Date

06-Mar-21

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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