

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

1/3 PUFFIN 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

\$610,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

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

2/46 SCARLET DRIVE DOVETON VIC 3177	\$650,000	04-Aug-23
1/3 PEACH COURT DOVETON VIC 3177	\$697,000	16-Jun-23
2/3 SHEOAK STREET DOVETON VIC 3177	\$655,000	07-Sep-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: 29 November 2023



2/46 SCARLET DRIVE DOVETON VIC 3177

3 2 2

Sold Price

\$650,000

Sold Date **04-Aug-23**

Distance **1.07km**


1/3 PEACH COURT DOVETON VIC 3177

3 3 2

Sold Price

^{RS} **\$697,000**

Sold Date **16-Jun-23**

Distance **1.26km**


2/3 SHEOAK STREET DOVETON VIC 3177

3 2 1

Sold Price

^{RS} **\$655,000**

Sold Date **07-Sep-23**

Distance **1.48km**
RS = Recent sale

UN = Undisclosed Sale

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