

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

20 Primrose Hill Close Endeavour Hills, 3802

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between \$780,000.00 & \$830,000.00

Median sale price

Median price \$805,000.00 Property Type NOT PROVIDED Suburb NOT PROVIDED

Period - From 07-Feb-2022 to 07-Mar-2022 Source REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|--|--------------|--------------|
| 1 | 36 Primrose Hill Close Endeavour Hills | \$803,000.00 | 11-Feb-2022 |
| 2 | 18 Struan Avenue Endeavour Hills | \$808,000.00 | 07-Feb-2022 |
| 3 | 4 Dawson Court Endeavour Hills | \$865,000.00 | 18-Jan-2022 |

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