

## 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 PLOVER COURT ENDEAVOUR HILLS VIC 3802

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Dec 2022

to

30 Nov 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

9 NICHOLSON CLOSE ENDEAVOUR HILLS VIC 3802	\$760,000	09-Aug-23
3 RHYL CLOSE ENDEAVOUR HILLS VIC 3802	\$720,000	28-Oct-23
255 POWER ROAD ENDEAVOUR HILLS VIC 3802	\$700,000	16-Jul-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: 07 December 2023



**9 NICHOLSON CLOSE ENDEAVOUR HILLS VIC 3802**

3 2 2

Sold Price **\$760,000** Sold Date **09-Aug-23**

Distance **0.31km**



**3 RHYL CLOSE ENDEAVOUR HILLS VIC 3802**

3 1 3

Sold Price <sup>RS</sup> **\$720,000** Sold Date **28-Oct-23**

Distance **0.53km**



**255 POWER ROAD ENDEAVOUR HILLS VIC 3802**

3 1 2

Sold Price **\$700,000** Sold Date **16-Jul-23**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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