

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 AMBROSIA 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Aug 2022

to

31 Jul 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

4 LAMBERT COURT ENDEAVOUR HILLS VIC 3802	\$985,000	16-Jun-23
14 CUNNINGHAM DRIVE ENDEAVOUR HILLS VIC 3802	\$1,067,500	30-Jun-23
28 ENDEAVOUR CRESCENT ENDEAVOUR HILLS VIC 3802	\$1,010,000	10-Jun-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: 10 August 2023



4 LAMBERT COURT ENDEAVOUR HILLS VIC 3802

 4  2  2

Sold Price

^{RS} **\$985,000**

Sold Date

16-Jun-23

Distance

1.36km



14 CUNNINGHAM DRIVE ENDEAVOUR HILLS VIC 3802

 4  2  2

Sold Price

^{RS} **\$1,067,500**

Sold Date

30-Jun-23

Distance

1.1km



28 ENDEAVOUR CRESCENT ENDEAVOUR HILLS VIC 3802

 5  3  2

Sold Price

\$1,010,000

Sold Date

10-Jun-23

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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