

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

7 COVE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jan 2023

to

31 Dec 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

1/5 INVERNESS STREET ENDEAVOUR HILLS VIC 3802	\$610,000	05-Aug-23
3 BASS PLACE ENDEAVOUR HILLS VIC 3802	\$635,000	15-Dec-23
15 NASH COURT ENDEAVOUR HILLS VIC 3802	\$690,000	29-Aug-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: 09 January 2024



1/5 INVERNESS STREET ENDEAVOUR HILLS VIC 3802

3 1 1

Sold Price **\$610,000** Sold Date **05-Aug-23**

Distance **0.42km**



3 BASS PLACE ENDEAVOUR HILLS VIC 3802

3 1 2

Sold Price ^{RS} **\$635,000** Sold Date **15-Dec-23**

Distance **2.23km**



15 NASH COURT ENDEAVOUR HILLS VIC 3802

3 1 -

Sold Price **\$690,000** Sold Date **29-Aug-23**

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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