

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

8 NADIA 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jun 2023

to

31 May 2024

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 CUMBERLAND WAY ENDEAVOUR HILLS VIC 3802 | \$730,000 | 08-Apr-24 |
| 51 REGNANS AVENUE ENDEAVOUR HILLS VIC 3802 | \$730,000 | 26-Feb-24 |
| 12 GILES RETREAT ENDEAVOUR HILLS VIC 3802 | \$750,000 | 06-Feb-24 |

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: 17 June 2024



**9 CUMBERLAND WAY
ENDEAVOUR HILLS VIC 3802**

 3  1  1

Sold Price ^{RS} **\$730,000** Sold Date **08-Apr-24**

Distance **1.01km**



**51 REGNANS AVENUE
ENDEAVOUR HILLS VIC 3802**

 3  1  1

Sold Price **\$730,000** Sold Date **26-Feb-24**

Distance **1.22km**



**12 GILES RETREAT ENDEAVOUR
HILLS VIC 3802**

 3  1  1

Sold Price **\$750,000** Sold Date **06-Feb-24**

Distance **1.9km**

RS = Recent sale UN = Undisclosed Sale

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