

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

9 BLINKER RISE 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

\$795,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 May 2023

to

30 Apr 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

4 JANMARA COURT ENDEAVOUR HILLS VIC 3802	\$690,000	20-Mar-24
7 COVE COURT ENDEAVOUR HILLS VIC 3802	\$721,000	02-Feb-24
9 KINLOCH GARDENS ENDEAVOUR HILLS VIC 3802	\$705,000	30-Nov-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 May 2024



4 JANMARA COURT ENDEAVOUR HILLS VIC 3802

3 2 1

Sold Price

^{RS} \$690,000

Sold Date 20-Mar-24

Distance 0.5km



7 COVE COURT ENDEAVOUR HILLS VIC 3802

3 1 1

Sold Price

\$721,000

Sold Date 02-Feb-24

Distance 0.64km



9 KINLOCH GARDENS ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price

\$705,000

Sold Date 30-Nov-23

Distance 1.44km

RS = Recent sale

UN = Undisclosed Sale

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