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 PYCNANTHA 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	$898,888	&	$938,888

Median sale price

(*Delete house or unit as applicable)

Median Price	$787,000	Property type	House	Suburb	Endeavour Hills
Period-from	01 Feb 2023	to	31 Jan 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
14 REGNANS AVENUE ENDEAVOUR HILLS VIC 3802	$920,000	10-Mar-23
21 MONKHOUSE DRIVE ENDEAVOUR HILLS VIC 3802	$935,000	29-Aug-22

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: 20 February 2024

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14 REGNANS AVENUE ENDEAVOUR HILLS VIC 3802

4 2 4

Sold Price **$920,000** Sold Date **10-Mar-23**

Distance **0.49km**



21 MONKHOUSE DRIVE ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price **$935,000** Sold Date **29-Aug-22**

Distance **1.54km**

RS = Recent sale **UN** = Undisclosed Sale

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