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 PILOSA PLACE 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	$780,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$815,000	Property type	House	Suburb	Endeavour Hills
Period-from	01 May 2024	to	30 Apr 2025	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
3 ISAAC SMITH CRESCENT ENDEAVOUR HILLS VIC 3802	$875,000	13-Mar-25
6 GATHREY COURT ENDEAVOUR HILLS VIC 3802	$875,000	21-Jan-25
3 JORDAN COURT ENDEAVOUR HILLS VIC 3802	$850,000	09-Jan-25

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.~~

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3 ISAAC SMITH CRESCENT ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price RS $875,000 Sold Date 13-Mar-25

Distance 1.24km



6 GATHREY COURT ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price $875,000 Sold Date 21-Jan-25

Distance 1.75km



3 JORDAN COURT ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price $850,000 Sold Date 09-Jan-25

Distance 1.14km

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

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