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	5 ARMISTON 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	$950,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$792,750	Property type	House	Suburb	Endeavour Hills
Period-from	01 Mar 2023	to	29 Feb 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 SPORING COURT ENDEAVOUR HILLS VIC 3802	$985,000	09-Oct-23
2 FORREST COURT ENDEAVOUR HILLS VIC 3802	$990,000	27-Oct-23
13 THROSBY COURT ENDEAVOUR HILLS VIC 3802	$955,000	13-Dec-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: 21 March 2024

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4 SPORING COURT ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price **$985,000** Sold Date **09-Oct-23**

Distance **1.3km**



2 FORREST COURT ENDEAVOUR HILLS VIC 3802

5 2 2

Sold Price **$990,000** Sold Date **27-Oct-23**

Distance **0.76km**



13 THROSBY COURT ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price **$955,000** Sold Date **13-Dec-23**

Distance **1.01km**

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

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