

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 Morey 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

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,500

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jun 2019

to

31 May 2020

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

8 Begonia Court Endeavour Hills VIC 3802	\$800,000	08-Apr-20
19 Huxley Crescent Endeavour Hills VIC 3802	\$810,000	25-Jan-20
25 Cunningham Drive Endeavour Hills VIC 3802	\$790,000	27-Mar-20

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: 03 June 2020

**8 Begonia Court Endeavour Hills
VIC 3802**4  2  2 

Sold Price

\$800,000Sold Date **08-Apr-20**Distance **0.53km****19 Huxley Crescent Endeavour Hills
VIC 3802**4  2  2 

Sold Price

\$810,000Sold Date **25-Jan-20**Distance **1.78km****25 Cunningham Drive Endeavour
Hills VIC 3802**4  3  3 

Sold Price

\$790,000Sold Date **27-Mar-20**Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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