

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

3 Headingly 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 May 2020

to

30 Apr 2021

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 Embley Glade Endeavour Hills VIC 3802	\$725,000	12-Nov-20
1 Lawson Way Endeavour Hills VIC 3802	\$721,888	18-Jan-21
15 Sydney Parkinson Avenue Endeavour Hills VIC 3802	\$725,000	22-Mar-21

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: 17 May 2021



8 Embley Glade Endeavour Hills VIC 3802 Sold Price **\$725,000** Sold Date **12-Nov-20**
 Distance **0.36km**
 3 2 4



1 Lawson Way Endeavour Hills VIC 3802 Sold Price **\$721,888** Sold Date **18-Jan-21**
 Distance **0.63km**
 3 2 2



15 Sydney Parkinson Avenue Endeavour Hills VIC 3802 Sold Price ^{RS} **\$725,000** Sold Date **22-Mar-21**
 Distance **0.65km**
 3 2 2

RS = Recent sale UN = Undisclosed Sale

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