

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

1/2 Bramwell Close 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Jun 2020

to

31 May 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

1/4 Preston Avenue Endeavour Hills VIC 3802	\$468,200	16-Nov-20
1/32 John Hunter Drive Endeavour Hills VIC 3802	\$493,000	19-Oct-20
2/16 Temby Close Endeavour Hills VIC 3802	\$470,000	14-Nov-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: 18 June 2021



1/4 Preston Avenue Endeavour Hills VIC 3802 Sold Price **\$468,200** Sold Date **16-Nov-20**

 2  1  1

Distance **0.18km**



1/32 John Hunter Drive Endeavour Hills VIC 3802 Sold Price **\$493,000** Sold Date **19-Oct-20**

 2  1  1

Distance **0.24km**



2/16 Temby Close Endeavour Hills VIC 3802 Sold Price **\$470,000** Sold Date **14-Nov-20**

 2  1  1

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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