

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 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,750

Property type

House

Suburb

Endeavour Hills

Period-from

01 Apr 2023

to

31 Mar 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

2 BLIGH COURT ENDEAVOUR HILLS VIC 3802	\$875,000	20-Nov-23
3 PICKERSGILL COURT ENDEAVOUR HILLS VIC 3802	\$869,000	17-Oct-23
10 BOOTIE COURT ENDEAVOUR HILLS VIC 3802	\$910,000	21-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: 02 April 2024



2 BLIGH COURT ENDEAVOUR HILLS VIC 3802

 3  2  2

Sold Price **\$875,000** Sold Date **20-Nov-23**

Distance **0.09km**



3 PICKERSGILL COURT ENDEAVOUR HILLS VIC 3802

 4  2  4

Sold Price **\$869,000** Sold Date **17-Oct-23**

Distance **0.27km**



10 BOOTIE COURT ENDEAVOUR HILLS VIC 3802

 4  2  2

Sold Price **\$910,000** Sold Date **21-Dec-23**

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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