

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

2/48 PRESTON AVENUE 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Aug 2022

to

31 Jul 2023

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

6 MARSHALL PLACE HALLAM VIC 3803	\$527,000	28-Jun-23
18/43-45 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$500,000	03-Apr-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: 08 August 2023



OBrien Real Estate

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6 MARSHALL PLACE HALLAM VIC 3803

Sold Price

^{RS}

\$527,000

Sold Date

28-Jun-23

2

1

2

Distance

1.08km



18/43-45 BELGRAVE-HALLAM ROAD HALLAM VIC 3803

Sold Price

\$500,000

Sold Date

03-Apr-23

2

1

1

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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