

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

2/12 CLYDEBANK 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Sep 2022

to

31 Aug 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

48 SHETLAND STREET ENDEAVOUR HILLS VIC 3802	\$640,000	23-May-23
14 CASTLECRAG CLOSE ENDEAVOUR HILLS VIC 3802	\$635,000	18-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: 04 September 2023



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**48 SHETLAND STREET
ENDEAVOUR HILLS VIC 3802**

3 1 2

Sold Price **\$640,000** Sold Date **23-May-23**

Distance **0.17km**



**14 CASTLECRAG CLOSE
ENDEAVOUR HILLS VIC 3802**

3 1 2

Sold Price **\$635,000** Sold Date **18-Apr-23**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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