

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

4/8 Monteith Crescent 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Feb 2021

to

31 Jan 2022

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

29/8 Monteith Crescent Endeavour Hills VIC 3802	\$571,000	16-Oct-21
35/5 Piney Ridge Endeavour Hills VIC 3802	\$583,138	28-Jun-21
2/3 Marra Court Endeavour Hills VIC 3802	\$570,000	13-Nov-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.~~

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29/8 Monteith Crescent Endeavour Hills VIC 3802

3 1 2

Sold Price

\$571,000

Sold Date

16-Oct-21

Distance

0.04km



35/5 Piney Ridge Endeavour Hills VIC 3802

3 1 2

Sold Price

\$583,138

Sold Date

28-Jun-21

Distance

0.26km



2/3 Marra Court Endeavour Hills VIC 3802

2 1 1

Sold Price

\$570,000

Sold Date

13-Nov-21

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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