

## 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 CRISTATA AVENUE ENDEAVOUR HILLS VIC 3802

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 May 2023

to

30 Apr 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

6 PYCNANTHA COURT ENDEAVOUR HILLS VIC 3802	\$915,000	31-Mar-24
5 DAWSON COURT ENDEAVOUR HILLS VIC 3802	\$933,800	17-Apr-24
37 DANIEL SOLANDER DRIVE ENDEAVOUR HILLS VIC 3802	\$930,000	29-Apr-24

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: 20 May 2024



## 6 PYCNANTHA COURT ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price

<sup>RS</sup>

**\$915,000**

Sold Date

**31-Mar-24**

Distance

**0.33km**



## 5 DAWSON COURT ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price

**\$933,800**

Sold Date

**17-Apr-24**

Distance

**1.22km**



## 37 DANIEL SOLANDER DRIVE ENDEAVOUR HILLS VIC 3802

4 2 2

Sold Price

<sup>RS</sup>

**\$930,000**

Sold Date

**29-Apr-24**

Distance

**1.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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