

## 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

48 JOSEPH BANKS CRESCENT ENDEAVOUR HILLS VIC 3802

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Aug 2021

to

31 Jul 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

18 STAINSBY CLOSE ENDEAVOUR HILLS VIC 3802	\$1,000,000	25-Mar-22
27 DANIEL SOLANDER DRIVE ENDEAVOUR HILLS VIC 3802	\$1,285,000	09-May-22

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: 23 August 2022



## 18 STAINSBY CLOSE ENDEAVOUR HILLS VIC 3802

 4  2  2

Sold Price

**\$1,000,000**

Sold Date

**25-Mar-22**

Distance

**0.12km**



## 27 DANIEL SOLANDER DRIVE ENDEAVOUR HILLS VIC 3802

 4  2  2

Sold Price

**\$1,285,000**

Sold Date

**09-May-22**

Distance

**0.2km**

RS = Recent sale

UN = Undisclosed Sale

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