

## 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

5 TARBET COURT 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

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Feb 2022

to

31 Jan 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

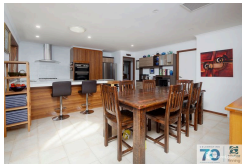
Date of sale

9 LAGGAN COURT ENDEAVOUR HILLS VIC 3802	\$765,000	18-Sep-22
24 MILDURA CRESCENT ENDEAVOUR HILLS VIC 3802	\$732,000	02-Dec-22
15 GIRVAN CIRCUIT ENDEAVOUR HILLS VIC 3802	\$720,000	19-Dec-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: 14 February 2023



### 9 LAGGAN COURT ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price

**\$765,000**

Sold Date

**18-Sep-22**

Distance

**0.33km**


### 24 MILDURA CRESCENT ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price

<sup>RS</sup> **\$732,000**

Sold Date

**02-Dec-22**

Distance

**1.67km**


### 15 GIRVAN CIRCUIT ENDEAVOUR HILLS VIC 3802

3 2 1

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**19-Dec-22**

Distance

**0.23km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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