

# 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 Coledale Close, 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)

Price Range

\$780,000

&

\$830,000

### Median sale price

Median price

\$805,000

Property Type

House

Suburb

Endeavour Hills (3802)

Period - From

01/10/2024

to

31/10/2024

Source

price finder

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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

1 DARVEL COURT, ENDEAVOUR HILLS VIC 3802

\$795,000

25/11/2024

281 POWER ROAD, ENDEAVOUR HILLS VIC 3802

\$880,000

18/11/2024

5 STEEPLE PLACE, ENDEAVOUR HILLS VIC 3802

\$845,000

17/09/2024

This Statement of Information was prepared on: 26/11/2024