

## 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

7 THERESA GARDENS 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

\$830,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jan 2022

to

31 Dec 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

|   |           |           |
|---|-----------|-----------|
| 54 JOSEPH BANKS CRESCENT ENDEAVOUR HILLS VIC 3802 | -         | 08-Oct-22 |
| 48 JOSEPH BANKS CRESCENT ENDEAVOUR HILLS VIC 3802 | \$975,000 | 24-Sep-22 |
| 21 MONKHOUSE DRIVE ENDEAVOUR HILLS VIC 3802       | \$935,000 | 29-Aug-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: 19 January 2023



### 54 JOSEPH BANKS CRESCENT ENDEAVOUR HILLS VIC 3802

 4
  2
  4

Sold Price

RS - UN

Sold Date **08-Oct-22**

Distance **1.6km**


### 48 JOSEPH BANKS CRESCENT ENDEAVOUR HILLS VIC 3802

 4
  3
  4

Sold Price

**\$975,000**

Sold Date **24-Sep-22**

Distance **1.67km**


### 21 MONKHOUSE DRIVE ENDEAVOUR HILLS VIC 3802

 4
  2
  2

Sold Price

**\$935,000**

Sold Date **29-Aug-22**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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