

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 PEJARO PLACE ENDEAVOUR HILLS VIC 3802

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Feb 2023

to

31 Jan 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

3 THROSBY COURT ENDEAVOUR HILLS VIC 3802	\$775,000	21-Oct-23
163 JAMES COOK DRIVE ENDEAVOUR HILLS VIC 3802	\$795,000	16-Oct-23
83 SYDNEY PARKINSON AVENUE ENDEAVOUR HILLS VIC 3802	\$808,000	06-Nov-23

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 February 2024



**3 THROSBY COURT ENDEAVOUR
HILLS VIC 3802**

 4  2  1

Sold Price

\$775,000

Sold Date

21-Oct-23

Distance

0.47km



**163 JAMES COOK DRIVE
ENDEAVOUR HILLS VIC 3802**

 4  2  2

Sold Price

\$795,000

Sold Date

16-Oct-23

Distance

1.26km



**83 SYDNEY PARKINSON AVENUE
ENDEAVOUR HILLS VIC 3802**

 4  2  1

Sold Price

\$808,000

Sold Date

06-Nov-23

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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