

## 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

25 STRUAN AVENUE ENDEAVOUR HILLS VIC 3802

### Indicative selling price

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

Single Price

or range  
between

\$770,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Dec 2022

to

30 Nov 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

1 NATALIE RISE ENDEAVOUR HILLS VIC 3802	\$775,000	31-May-23
11 LAWSON WAY ENDEAVOUR HILLS VIC 3802	\$770,000	08-Sep-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: 16 December 2023



### 1 NATALIE RISE ENDEAVOUR HILLS VIC 3802

 4
  2
  2

Sold Price

**\$775,000**

Sold Date

**31-May-23**

Distance

**1.16km**


### 11 LAWSON WAY ENDEAVOUR HILLS VIC 3802

 4
  2
  2

Sold Price

**\$770,000**

Sold Date

**08-Sep-22**

Distance

**1.48km**

RS = Recent sale

UN = Undisclosed Sale

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