

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 3 Waintree Court, Endeavour Hills, VIC 3802

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$950,000 & \$1,045,000

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

A 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
19 EILDON ROAD, ENDEAVOUR HILLS VIC 3802	\$935,000	26/11/2024
233 JAMES COOK DRIVE, ENDEAVOUR HILLS VIC 3802	\$940,999	06/11/2024
37 OXLEY WAY, ENDEAVOUR HILLS VIC 3802	\$955,000	03/11/2024

This Statement of Information was prepared on: 10/12/2024