

## 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

20 Nareen Avenue 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

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Feb 2020

to

31 Jan 2021

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 McCardle Court Endeavour Hills VIC 3802	\$825,000	14-Dec-20
35 Chantell Avenue Endeavour Hills VIC 3802	\$750,000	29-Jan-21
1 Rolland Court Endeavour Hills VIC 3802	\$725,000	03-Jan-21

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: 14 February 2021



**3 McCardle Court Endeavour Hills  
VIC 3802**

 4  2  2

Sold Price <sup>RS</sup> **\$825,000** <sup>UN</sup> Sold Date **14-Dec-20**

Distance **0.32km**

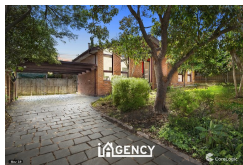


**35 Chantell Avenue Endeavour Hills  
VIC 3802**

 4  2  2

Sold Price <sup>RS</sup> **\$750,000** Sold Date **29-Jan-21**

Distance **1.2km**



**1 Rolland Court Endeavour Hills VIC  
3802**

 4  2  2

Sold Price <sup>RS</sup> **\$725,000** Sold Date **03-Jan-21**

Distance **1.23km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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