

## 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

40 INVERNESS STREET 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

\$730,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Oct 2022

to

30 Sep 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

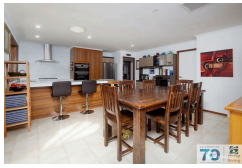
9 LAGGAN COURT ENDEAVOUR HILLS VIC 3802	\$765,000	18-Sep-22
72 SHETLAND STREET ENDEAVOUR HILLS VIC 3802	\$710,000	01-Oct-22
4 DORGAN COURT ENDEAVOUR HILLS VIC 3802	\$775,000	11-May-22

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: 30 October 2023





## 9 LAGGAN COURT ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price

**\$765,000**

Sold Date

**18-Sep-22**

Distance

**0.19km**



## 72 SHETLAND STREET ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price

**\$710,000**

Sold Date

**01-Oct-22**

Distance

**0.31km**



## 4 DORGAN COURT ENDEAVOUR HILLS VIC 3802

3 - 2

Sold Price

**\$775,000**

Sold Date

**11-May-22**

Distance

**0.61km**

RS = Recent sale

UN = Undisclosed Sale

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