

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

1 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$806,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Sep 2023

to

31 Aug 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

9 COLLETT RISE ENDEAVOUR HILLS VIC 3802	\$752,500	30-Jul-24
62 JOHN FAWKNER DRIVE ENDEAVOUR HILLS VIC 3802	\$756,500	09-Aug-24
8 WILLIAM PERRY CLOSE ENDEAVOUR HILLS VIC 3802	\$760,000	18-Jun-24

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: 04 September 2024

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**9 COLLETT RISE ENDEAVOUR
HILLS VIC 3802**

 3  2  -

Sold Price ^{RS} **\$752,500** ^{UN} Sold Date **30-Jul-24**

Distance **1.43km**

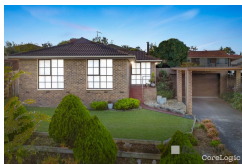


**62 JOHN FAWKNER DRIVE
ENDEAVOUR HILLS VIC 3802**

 3  2  2

Sold Price ^{RS} **\$756,500** Sold Date **09-Aug-24**

Distance **0.25km**



**8 WILLIAM PERRY CLOSE
ENDEAVOUR HILLS VIC 3802**

 3  2  2

Sold Price ^{RS} **\$760,000** Sold Date **18-Jun-24**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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