

# 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 8 Loren Court, 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)

Price Range \$1,100,000 & \$1,200,000

### Median sale price

Median price NA Property Type House Suburb Endeavour Hills (3802)

Period - From 01/02/2024 to 01/02/2025 Source price finder

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### 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
17 WILLIAM PERRY CLOSE, ENDEAVOUR HILLS VIC 3802	\$1,020,000	14/01/2025
75 Reema Boulevard, Endeavour Hills	\$1,200,000	12/12/2024
20 Monkhouse Drive, Endeavour Hills	\$1,100,000	07/11/2024

This Statement of Information was prepared on: 26/02/2025