

# 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 29/8 Monteith Crescent, 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

\$560,000

&

\$580,000

### Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Endeavour Hills (3802)

Period - From

14/05/2021

to

17/09/2021

Source

Realestate.com.au

### Comparable property sales

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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
28/8 MONTEITH CRESCENT, ENDEAVOUR HILLS VIC 3802	\$545,000	24/05/2021
4/32 MONTEITH CRESCENT, ENDEAVOUR HILLS VIC 3802	\$549,000	23/03/2021
8/5 PINEY RIDGE, ENDEAVOUR HILLS VIC 3802	\$550,000	14/05/2021

This Statement of Information was prepared on: 17/09/2021