

## 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

36 GRANTON 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

\$795,000

&

\$865,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$761,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 May 2021

to

30 Apr 2022

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

5 WINGATE COURT ENDEAVOUR HILLS VIC 3802	\$850,000	12-Feb-22
11 ASTRAN COURT ENDEAVOUR HILLS VIC 3802	\$800,000	16-Oct-21
15 THOMAS MITCHELL DRIVE ENDEAVOUR HILLS VIC 3802	\$820,000	16-Mar-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: 25 May 2022

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**5 WINGATE COURT ENDEAVOUR  
HILLS VIC 3802**

4 2 2

Sold Price

**\$850,000**

Sold Date

**12-Feb-22**

Distance

**0.17km**



**11 ASTRAN COURT ENDEAVOUR  
HILLS VIC 3802**

4 2 2

Sold Price

**\$800,000**

Sold Date

**16-Oct-21**

Distance

-



**15 THOMAS MITCHELL DRIVE  
ENDEAVOUR HILLS VIC 3802**

4 2 4

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date

**16-Mar-22**

Distance

**0.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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