

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

30/8 MONTEITH CRESCENT 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

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Nov 2023

to

31 Oct 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

32/8 MONTEITH CRESCENT ENDEAVOUR HILLS VIC 3802	\$603,000	10-Jun-24
51 SCOTSBURN WAY ENDEAVOUR HILLS VIC 3802	\$617,000	10-Oct-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: 22 November 2024

**32/8 MONTEITH CRESCENT
ENDEAVOUR HILLS VIC 3802**

3 1 2

Sold Price **\$603,000** Sold Date **10-Jun-24**Distance **0.03km****51 SCOTSBURN WAY ENDEAVOUR
HILLS VIC 3802**

3 1 2

Sold Price ^{RS} **\$617,000** Sold Date **10-Oct-24**Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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