

## 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

8/84 HEATHERTON ROAD ENDEAVOUR HILLS VIC 3802

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Jul 2023

to

30 Jun 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

31/8 MONTEITH CRESCENT ENDEAVOUR HILLS VIC 3802	\$600,000	04-Mar-24
30/5 PINEY RIDGE ENDEAVOUR HILLS VIC 3802	\$583,000	19-Jun-24
32/8 MONTEITH CRESCENT ENDEAVOUR HILLS VIC 3802	\$603,000	10-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: 22 July 2024



**31/8 MONTEITH CRESCENT  
ENDEAVOUR HILLS VIC 3802**

 3
  1
  2

Sold Price **\$600,000** Sold Date **04-Mar-24**

Distance **0.22km**



**30/5 PINEY RIDGE ENDEAVOUR  
HILLS VIC 3802**

 3
  1
  1

Sold Price <sup>RS</sup> **\$583,000** Sold Date **19-Jun-24**

Distance **0.13km**



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

 3
  1
  2

Sold Price **\$603,000** Sold Date **10-Jun-24**

Distance **0.22km**

RS = Recent sale      UN = Undisclosed Sale

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