

## 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

42 ANNETTE 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) (\*Delete single price or range as applicable)

Single Price

\$595,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Feb 2024

to

31 Jan 2025

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

|  |           |           |
|--|-----------|-----------|
| 12/8 MONTEITH CRESCENT ENDEAVOUR HILLS VIC 3802    | \$610,000 | 31-Oct-24 |
| 3/3 MARRA COURT ENDEAVOUR HILLS VIC 3802           | \$600,000 | 05-Sep-24 |
| 1/15 ARTHUR PHILLIP DRIVE ENDEAVOUR HILLS VIC 3802 | \$570,000 | 17-Nov-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: 17 February 2025



**12/8 MONTEITH CRESCENT  
 ENDEAVOUR HILLS VIC 3802**

3 1 2

Sold Price **\$610,000** Sold Date **31-Oct-24**

Distance **0.31km**



**3/3 MARRA COURT ENDEAVOUR  
 HILLS VIC 3802**

2 1 1

Sold Price **\$600,000** Sold Date **05-Sep-24**

Distance **1.27km**



**1/15 ARTHUR PHILLIP DRIVE  
 ENDEAVOUR HILLS VIC 3802**

2 1 1

Sold Price **\$570,000** Sold Date **17-Nov-24**

Distance **1.92km**

RS = Recent sale      UN = Undisclosed Sale

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