

## 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

9 PEJARO PLACE 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

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jun 2022

to

31 May 2023

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 WEVLIN CLOSE ENDEAVOUR HILLS VIC 3802	\$775,000	05-Apr-23
214 JAMES COOK DRIVE ENDEAVOUR HILLS VIC 3802	\$800,000	25-Mar-23
6 BRYSON COURT ENDEAVOUR HILLS VIC 3802	\$860,000	30-May-23

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: 14 June 2023



## 5 WEVLIN CLOSE ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price

**\$775,000**

Sold Date

**05-Apr-23**

Distance

**0.52km**



## 214 JAMES COOK DRIVE ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**25-Mar-23**

Distance

**1.37km**



## 6 BRYSON COURT ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price

<sup>RS</sup> **\$860,000**

Sold Date

**30-May-23**

Distance

**1.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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