

# 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

18 MOODY PLACE 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

\$1,100,000

&

\$1,210,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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
48 JOSEPH BANKS CRESCENT ENDEAVOUR HILLS VIC 3802	\$975,000	24-Sep-22
241 JAMES COOK DRIVE ENDEAVOUR HILLS VIC 3802	\$1,020,000	14-Apr-22
27 DANIEL SOLANDER DRIVE ENDEAVOUR HILLS VIC 3802	\$1,285,000	09-May-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: 24 October 2022



**48 JOSEPH BANKS CRESCENT  
ENDEAVOUR HILLS VIC 3802**

4 3 4

Sold Price <sup>RS</sup> **\$975,000** Sold Date **24-Sep-22**

Distance **0.23km**



**241 JAMES COOK DRIVE  
ENDEAVOUR HILLS VIC 3802**

5 2 2

Sold Price **\$1,020,000** Sold Date **14-Apr-22**

Distance **1.8km**



**27 DANIEL SOLANDER DRIVE  
ENDEAVOUR HILLS VIC 3802**

4 2 2

Sold Price **\$1,285,000** Sold Date **09-May-22**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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