

# 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 15 Rolland 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)

Price Range

\$740,000

&

\$810,000

### Median sale price

Median price

\$790,500

Property Type

House

Suburb

Endeavour Hills (3802)

Period - From

01/01/2023

to

01/01/2024

Source

realestate.com.au

### Comparable property sales

A

These are two properties sold within two kilometres of the property for sale in the last six 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

6 ROSSITER AVENUE, ENDEAVOUR HILLS VIC 3802

\$806,000

22/11/2023

40 INVERNESS STREET, ENDEAVOUR HILLS VIC 3802

\$730,000

20/11/2023

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 six months.

This Statement of Information was prepared on: 13/01/2024