

## 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

5 PEJARO 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$787,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Feb 2023

to

31 Jan 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

2 HARVEY PLACE ENDEAVOUR HILLS VIC 3802	\$781,000	24-Sep-23
163 JAMES COOK DRIVE ENDEAVOUR HILLS VIC 3802	\$795,000	16-Oct-23
83 SYDNEY PARKINSON AVENUE ENDEAVOUR HILLS VIC 3802	\$808,000	06-Nov-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: 22 February 2024

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**2 HARVEY PLACE ENDEAVOUR HILLS VIC 3802**

 4  2  -

Sold Price

**\$781,000**

Sold Date **24-Sep-23**

Distance **1.88km**



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

 4  2  2

Sold Price

**\$795,000**

Sold Date **16-Oct-23**

Distance **1.26km**



**83 SYDNEY PARKINSON AVENUE ENDEAVOUR HILLS VIC 3802**

 4  2  1

Sold Price

**\$808,000**

Sold Date **06-Nov-23**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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