

## 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

11 RODEO 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

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Apr 2021

to

31 Mar 2022

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

2-6 GARDEN VIEW COURT NARRE WARREN NORTH VIC 3804	\$1,400,000	21-Jul-21
26 CRANSTON CLOSE NARRE WARREN NORTH VIC 3804	\$1,610,000	04-Nov-21
25 GYMKHANA COURT ENDEAVOUR HILLS VIC 3802	\$1,050,000	07-Oct-21

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: 23 April 2022



**2-6 GARDEN VIEW COURT NARRE  
WARREN NORTH VIC 3804**

5 3 2

Sold Price **\$1,400,000** Sold Date **21-Jul-21**

Distance -

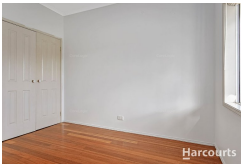


**26 CRANSTON CLOSE NARRE  
WARREN NORTH VIC 3804**

6 3 2

Sold Price **\$1,610,000** Sold Date **04-Nov-21**

Distance -



**25 GYMKHANA COURT  
ENDEAVOUR HILLS VIC 3802**

4 2 2

Sold Price **\$1,050,000** Sold Date **07-Oct-21**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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