Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	67A Shetland Street Endeavour Hills, 3802

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$670,000 & $720,000

Median sale price

Median price	$605,000	Property Type	UNIT	Suburb	ENDEAVOUR HILLS
Period - From	01-Dec-2023	to	31-Oct-2024	Source	realestate.com.au

Comparable property sales

These are the three 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
1	2/10 Whitestone Court, Endeavour Hills	$700,000	29-Jun-2024
2	38A Monteith Crescent, Endeavour Hills	$660,000	05-May-2024
3	58A Scotsburn Way, Endeavour Hills	$725,000	07-Oct-2024

This statement of information was prepared on 29-Jan-2025 at 10:26:57 AM AEDT