

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

233 JAMES COOK DRIVE ENDEAVOUR HILLS VIC 3802

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Other

Suburb

Endeavour Hills

Period-from

01 Sep 2023

to

31 Aug 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

37 DANIEL SOLANDER DRIVE ENDEAVOUR HILLS VIC 3802	\$930,000	05-Apr-24
15 HELLYER WAY ENDEAVOUR HILLS VIC 3802	\$930,000	27-May-24
6 KNIGHT COURT ENDEAVOUR HILLS VIC 3802	\$917,000	13-May-24

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: 13 September 2024

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

 4  2  2

Sold Price

\$930,000

Sold Date **05-Apr-24**

Distance

1.53km



**15 HELLYER WAY ENDEAVOUR
HILLS VIC 3802**

 4  2  2

Sold Price

Sold Date **27-May-24**

Distance

1.11km



**6 KNIGHT COURT ENDEAVOUR
HILLS VIC 3802**

 4  2  2

Sold Price

\$917,000

Sold Date **13-May-24**

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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