

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

1 Gore Rise, Endeavour Hills Vic 3802

Indicative selling price

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

Range between

\$850,000

&

\$930,000

Median sale price

Median price

\$855,000

Property Type

House

Suburb

Endeavour Hills

Period - From

01/01/2022

to

31/03/2022

Source

REIV

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 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	5 Dawson Ct ENDEAVOUR HILLS 3802	\$927,000	11/04/2022
2	64 Daniel Solander Dr ENDEAVOUR HILLS 3802	\$905,000	09/06/2022
3	49 Monkhouse Dr ENDEAVOUR HILLS 3802	\$860,000	27/04/2022

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 six months.~~

This Statement of Information was prepared on:

28/06/2022 09:42

Kay LIM
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5 bedrooms 1 bathroom 1 car

Property Type: House (Res)
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median House Price
March quarter 2022: \$855,000

Comparable Properties



5 Dawson Ct ENDEAVOUR HILLS 3802 (VG)

Agent Comments

4 bedrooms 1 bathroom 1 car

Price: \$927,000
Method: Sale
Date: 11/04/2022
Property Type: House (Res)
Land Size: 680 sqm approx



64 Daniel Solander Dr ENDEAVOUR HILLS 3802 (REI)

Agent Comments

4 bedrooms 2 bathrooms 4 cars

Price: \$905,000
Method: Auction Sale
Date: 09/06/2022
Property Type: House (Res)
Land Size: 752 sqm approx



49 Monkhouse Dr ENDEAVOUR HILLS 3802 (REI/VG)

Agent Comments

4 bedrooms 2 bathrooms 2 cars

Price: \$860,000
Method: Sold Before Auction
Date: 27/04/2022
Property Type: House (Res)
Land Size: 650 sqm approx