### Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	1 Gore Rise, Endeavour Hills Vic 3802
Including suburb and	a appendituation and the same and the same are

postcode

#### Indicative selling price

Property offered for sale

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	Pro	perty Type H	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)

These are the three properties sold within two kilometres of the property for sale in the last six **A**\* months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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 comparableproperties 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





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





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

# Comparable Properties



5 Dawson Ct ENDEAVOUR HILLS 3802 (VG)







**6** 

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)

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Price: \$905,000 Method: Auction Sale Date: 09/06/2022

Property Type: House (Res) Land Size: 752 sqm approx Agent Comments

**Agent Comments** 

Agent Comments



49 Monkhouse Dr ENDEAVOUR HILLS 3802

(REI/VG)

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Price: \$860,000

Method: Sold Before Auction

Date: 27/04/2022

Property Type: House (Res) Land Size: 650 sqm approx

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