

# 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 17 William Perry Close, 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)

Price Range \$1,000,000 & \$1,100,000

### Median sale price

Median price \$805,000 Property Type House Suburb Endeavour Hills (3802)

Period - From 01/09/2023 to 30/09/2024 Source price finder

### Comparable property sales

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 |
|---|-------------|--------------|
| 45 WILLIAM HOVELL DRIVE, ENDEAVOUR HILLS VIC 3802 | \$960,000   | 25/10/2024   |
| 9 HEATHCOTE COURT, ENDEAVOUR HILLS VIC 3802       | \$1,015,000 | 08/08/2024   |
| 3 MONKHOUSE DRIVE, ENDEAVOUR HILLS VIC 3802       | \$1,090,000 | 06/07/2024   |

This Statement of Information was prepared on: 29/10/2024