

## 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

51 Monkhouse Drive 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jan 2021

to

31 Dec 2021

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

7 Daniel Solander Drive Endeavour Hills VIC 3802	\$690,000	12-Jul-21
7 Robinvale Court Endeavour Hills VIC 3802	\$710,000	06-Jul-21
9 Gore Rise Endeavour Hills VIC 3802	\$715,000	12-Sep-21

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: 04 January 2022



### 7 Daniel Solander Drive Endeavour Hills VIC 3802

 3
  2
  2

Sold Price

**\$690,000**

Sold Date

**12-Jul-21**

Distance

**0.98km**


### 7 Robinvale Court Endeavour Hills VIC 3802

 3
  2
  -

Sold Price

**\$710,000**

Sold Date

**06-Jul-21**

Distance

**0.97km**


### 9 Gore Rise Endeavour Hills VIC 3802

 3
  2
  2

Sold Price

**\$715,000**

Sold Date

**12-Sep-21**

Distance

**0.23km**

RS = Recent sale

UN = Undisclosed Sale

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