

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

6 DANIEL SOLANDER 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Oct 2023

to

30 Sep 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

3 DANIEL SOLANDER DRIVE ENDEAVOUR HILLS VIC 3802	\$690,000	09-Jul-24
30 ZACHARY HICKS CRESCENT ENDEAVOUR HILLS VIC 3802	\$725,000	01-Jul-23
8 NADIA COURT ENDEAVOUR HILLS VIC 3802	\$700,000	05-Jul-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: 16 October 2024



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

 3  2  1

Sold Price **\$690,000** Sold Date **09-Jul-24**

Distance **0.08km**



**30 ZACHARY HICKS CRESCENT
ENDEAVOUR HILLS VIC 3802**

 3  2  2

Sold Price **\$725,000** Sold Date **01-Jul-23**

Distance **0.29km**



**8 NADIA COURT ENDEAVOUR
HILLS VIC 3802**

 3  1  2

Sold Price **\$700,000** Sold Date **05-Jul-24**

Distance **0.44km**

RS = Recent sale UN = Undisclosed Sale

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