

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 | 14 Manuscript Drive, Endeavour Hills, VIC 3802 |

Indicative selling price

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

| | | | |
|-------------|-----------|---|-----------|
| Price Range | \$700,000 | & | \$770,000 |
|-------------|-----------|---|-----------|

Median sale price

| | | | | | |
|---------------|------------|---------------|------------|--------|------------------------|
| Median price | \$815,000 | Property Type | House | Suburb | Endeavour Hills (3802) |
| Period - From | 01/02/2024 | to | 01/02/2025 | Source | price finder |

Comparable property sales

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: | 17/02/2025 |
|--|------------|