

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

22 MANUSCRIPT 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,750

Property type

House

Suburb

Endeavour Hills

Period-from

01 Mar 2023

to

29 Feb 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

22A ROSSITER AVENUE ENDEAVOUR HILLS VIC 3802	\$687,000	24-Oct-23
27 SINGLETON DRIVE ENDEAVOUR HILLS VIC 3802	\$700,000	12-Dec-23
1/108 DAVID COLLINS DRIVE ENDEAVOUR HILLS VIC 3802	\$770,000	17-Nov-23

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: 28 March 2024

Chang Wang

M 0450706668

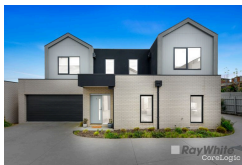
E cwang@barryplant.com.au

**22A ROSSITER AVENUE
ENDEAVOUR HILLS VIC 3802**

3 2 1

Sold Price **\$687,000** Sold Date **24-Oct-23**Distance **0.63km****27 SINGLETON DRIVE
ENDEAVOUR HILLS VIC 3802**

3 2 1

Sold Price **\$700,000** Sold Date **12-Dec-23**Distance **1.51km****1/108 DAVID COLLINS DRIVE
ENDEAVOUR HILLS VIC 3802**

3 2 2

Sold Price **\$770,000** Sold Date **17-Nov-23**Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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