

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

3 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jun 2023

to

31 May 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 KATHRYN STREET DOVETON VIC 3177	\$710,000	24-Dec-23
14 REBECCA STREET DOVETON VIC 3177	\$722,000	24-Jan-24
44 MILDURA CRESCENT ENDEAVOUR HILLS VIC 3802	\$685,000	08-Jan-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.~~

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AREASPECIALIST

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3 KATHRYN STREET DOVETON VIC 3177 Sold Price

\$710,000 Sold Date **24-Dec-23**

 3  2  2

Distance **0.54km**



14 REBECCA STREET DOVETON VIC 3177 Sold Price

Sold Price

\$722,000 Sold Date **24-Jan-24**

 3  2  2

Distance **0.73km**



44 MILDURA CRESCENT ENDEAVOUR HILLS VIC 3802 Sold Price

Sold Price

\$685,000 Sold Date **08-Jan-24**

 3  2  2

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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