

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 STEEPLE PLACE 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Feb 2023

to

31 Jan 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

7 SHOWJUMP CRESCENT ENDEAVOUR HILLS VIC 3802	\$906,000	09-Sep-23
59 GLENEAGLES DRIVE ENDEAVOUR HILLS VIC 3802	\$895,605	01-Nov-23
10 KASSAN GARDENS ENDEAVOUR HILLS VIC 3802	\$990,000	24-Aug-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.~~

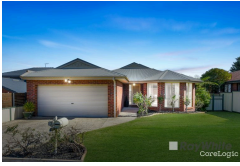
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AREASPECIALIST

Stacey Woodfield

M 0403503524

E staceyw@areaspecialist.com.au



7 SHOWJUMP CRESCENT ENDEAVOUR HILLS VIC 3802

 4  2  2

Sold Price **\$906,000** Sold Date **09-Sep-23**

Distance **0.42km**



59 GLENEAGLES DRIVE ENDEAVOUR HILLS VIC 3802

 4  2  1

Sold Price **\$895,605** Sold Date **01-Nov-23**

Distance **0.63km**



10 KASSAN GARDENS ENDEAVOUR HILLS VIC 3802

 4  2  2

Sold Price **\$990,000** Sold Date **24-Aug-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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