

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

7 DOYLE 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

\$730,000

&

\$770,000

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

| | | |
|---|-----------|-----------|
| 9 GILES RETREAT ENDEAVOUR HILLS VIC 3802 | \$707,000 | 16-Oct-23 |
| 4 WILLIAM HOVELL DRIVE ENDEAVOUR HILLS VIC 3802 | \$740,000 | 13-Sep-23 |
| 40 INVERNESS STREET ENDEAVOUR HILLS VIC 3802 | \$730,000 | 06-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: 13 March 2024


9 GILES RETREAT ENDEAVOUR HILLS VIC 3802
 3  2  4

 Sold Price **\$707,000** Sold Date **16-Oct-23**

 Distance **0.25km**

4 WILLIAM HOVELL DRIVE ENDEAVOUR HILLS VIC 3802
 3  2  2

 Sold Price **\$740,000** Sold Date **13-Sep-23**

 Distance **0.71km**

40 INVERNESS STREET ENDEAVOUR HILLS VIC 3802
 3  2  2

 Sold Price **\$730,000** Sold Date **06-Nov-23**

 Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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