

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

9 Puffin Court 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

House

Suburb

Endeavour Hills

Period-from

01 Nov 2018

to

31 Oct 2019

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

4 Ephcris Court Endeavour Hills VIC 3802	\$566,000	16-Nov-19
27 Matthew Flinders Avenue Endeavour Hills VIC 3802	\$585,000	04-Oct-19
61 Mildura Crescent Endeavour Hills VIC 3802	\$590,000	16-Nov-19

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: 29 November 2019



4 Ephcris Court Endeavour Hills VIC 3802 Sold Price **\$566,000** Sold Date **16-Nov-19**

 3  1  2

Distance **1.02km**



27 Matthew Flinders Avenue Endeavour Hills VIC 3802 Sold Price **\$585,000** Sold Date **04-Oct-19**

 3  1  1

Distance **1.42km**



61 Mildura Crescent Endeavour Hills VIC 3802 Sold Price **\$590,000** Sold Date **16-Nov-19**

 3  1  2

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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