

## 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

6 Eildon Road, Endeavour Hills Vic 3802

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

#### Median sale price

Median price \$600,000 House X Unit Suburb Endeavour Hills

Period - From 01/04/2019 to 30/06/2019 Source REIV

#### 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 six 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
1	25 Chalcot Dr ENDEAVOUR HILLS 3802	\$640,000	21/03/2019
2	80 Gleneagles Dr ENDEAVOUR HILLS 3802	\$640,000	17/06/2019
3	53 Kennington Park Dr ENDEAVOUR HILLS 3802	\$635,000	25/06/2019

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 six months.



3 2 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 740 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median House Price**  
June quarter 2019: \$600,000

## Comparable Properties

**25 Chalcot Dr ENDEAVOUR HILLS 3802 (VG)** **Agent Comments**

3 - -

**Price:** \$640,000  
**Method:** Sale  
**Date:** 21/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 643 sqm approx



**80 Gleneagles Dr ENDEAVOUR HILLS 3802 (REI)** **Agent Comments**

3 2 2

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 17/06/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 665 sqm approx



**53 Kennington Park Dr ENDEAVOUR HILLS 3802 (REI)** **Agent Comments**

3 2 4

**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 25/06/2019  
**Rooms:** -  
**Property Type:** House