

## 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

17 Arthur Phillip Drive 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jun 2020

to

31 May 2021

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 Ravenhill Crescent Endeavour Hills VIC 3802	\$725,000	22-Feb-21
7E Ravenhill Crescent Endeavour Hills VIC 3802	\$725,000	10-Feb-21
4 David Collins Drive Endeavour Hills VIC 3802	\$715,000	12-Jun-21

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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**7 Ravenhill Crescent Endeavour Hills VIC 3802**

 3  2  1

Sold Price

<sup>RS</sup> **\$725,000**

Sold Date

**22-Feb-21**

Distance

**0.45km**



**7E Ravenhill Crescent Endeavour Hills VIC 3802**

 3  2  2

Sold Price

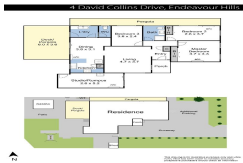
**\$725,000**

Sold Date

**10-Feb-21**

Distance

**0.45km**



**4 David Collins Drive Endeavour Hills VIC 3802**

 3  1  4

Sold Price

<sup>RS</sup> **\$715,000**

Sold Date

**12-Jun-21**

Distance

**0.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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