

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 32 George Bass Avenue, Endeavour Hills Vic 3802

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$675,000

&

\$725,000

Median sale price

Median price \$635,000

House

X

Unit

Suburb

Endeavour Hills

Period - From 01/04/2018

to

31/03/2019

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	16 George Bass Av ENDEAVOUR HILLS 3802	\$700,000	27/12/2018
2	35 George Bass Av ENDEAVOUR HILLS 3802	\$695,000	03/02/2019
3	14 Matthew Flinders Av ENDEAVOUR HILLS 3802	\$675,000	18/12/2018

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: 0 sqm approx
Agent Comments

Indicative Selling Price
\$675,000 - \$725,000
Median House Price
Year ending March 2019: \$635,000

Comparable Properties



16 George Bass Av ENDEAVOUR HILLS 3802 (VG) Agent Comments

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Price: \$700,000
Method: Sale
Date: 27/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 775 sqm approx



35 George Bass Av ENDEAVOUR HILLS 3802 (VG) Agent Comments

 4  -  -

Price: \$695,000
Method: Sale
Date: 03/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 782 sqm approx



14 Matthew Flinders Av ENDEAVOUR HILLS 3802 (REI/VG) Agent Comments

 4  2  2

Price: \$675,000
Method: Private Sale
Date: 18/12/2018
Rooms: -
Property Type: House
Land Size: 658 sqm approx