

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 6 Munster Court, Endeavour Hills

### 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 \$606,000 \*House X \*Unit Suburb Endeavour Hills  
Period - From Feb 2019 to July 2019 Source Core Logic

### 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 Harvey Place, Endeavour Hills	\$717,000	14/03/2019
2. 3 Hughes Close Endeavour Hills	\$700,000	26/03/2019
3. 4 Dawson Court, Endeavour Hills	\$688,000	07/03/2019

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.~~

Property data source: Core Logic. Generated on 5th August 2019