

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

14 Chantell Avenue, Endeavour Hills Vic 3802

Indicative selling price

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

Range between \$620,000

&

\$660,000

Median sale price

Median price \$652,750

House

X

Unit

Suburb

Endeavour Hills

Period - From 01/01/2018

to

31/12/2018

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	1 Montague Ct ENDEAVOUR HILLS 3802	\$640,000	13/08/2018
2	5 Portland Pl ENDEAVOUR HILLS 3802	\$628,000	04/10/2018
3	63 Crossdale Rise ENDEAVOUR HILLS 3802	\$620,000	12/11/2018

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.

14 Chantell Avenue, Endeavour Hills Vic 3802



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$620,000 - \$660,000
Median House Price
Year ending December 2018: \$652,750

Comparable Properties



1 Montague Ct ENDEAVOUR HILLS 3802 (REI) **Agent Comments**



Price: \$640,000
Method: Private Sale
Date: 13/08/2018
Rooms: 5
Property Type: House



5 Portland PI ENDEAVOUR HILLS 3802 (REI) **Agent Comments**



Price: \$628,000
Method: Private Sale
Date: 04/10/2018
Rooms: 5
Property Type: House
Land Size: 770 sqm approx



63 Crossdale Rise ENDEAVOUR HILLS 3802 (REI) **Agent Comments**



Price: \$620,000
Method: Private Sale
Date: 12/11/2018
Rooms: 4
Property Type: House