

## 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

3 McCardle Court 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

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Dec 2019

to

30 Nov 2020

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

4 Joseph Banks Crescent Endeavour Hills VIC 3802	\$825,000	23-Jun-20
29 Renee Avenue Endeavour Hills VIC 3802	\$820,000	12-Oct-20
7 Sulky Court Endeavour Hills VIC 3802	\$820,000	16-Nov-20

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.~~

This Statement of Information was prepared on: 01 December 2020



#### 4 Joseph Banks Crescent Endeavour Hills VIC 3802

 4  2  2

Sold Price **\$825,000** Sold Date **23-Jun-20**

Distance **0.91km**



#### 29 Renee Avenue Endeavour Hills VIC 3802

 4  2  2

Sold Price **\$820,000** Sold Date **12-Oct-20**

Distance **1.17km**



#### 7 Sulky Court Endeavour Hills VIC 3802

 4  2  2

Sold Price <sup>RS</sup> **\$820,000** Sold Date **16-Nov-20**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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