

## 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

83 ENDEAVOUR DRIVE, CRANBOURNE NORTH, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$480,000

### Median sale price

Median price \$500,000

House

☒

Unit

Suburb

CRANBOURNE  
NORTH

Period 01 January 2017 to 30 June 2017

Source

pricfinder

### Comparable property sales

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 |
|---------------------------------------------|-----------|--------------|
| 7 WILLS CRT, CRANBOURNE NORTH, VIC 3977     | \$551,000 | 25/01/2017   |
| 8 HINDMARSH CRT, CRANBOURNE NORTH, VIC 3977 | \$446,000 | 12/12/2016   |
| 5 KENNEDY CRT, CRANBOURNE NORTH, VIC 3977   | \$472,000 | 23/09/2016   |

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