

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	65 John Edgcumbe Way Endeavour Hills, 3802
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### Indicative selling price

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

Range between	\$740,000 & \$790,000
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### Median sale price

Median price	\$761,000	Property Type	HOUSE	Suburb	ENDEAVOUR HILLS
Period - From	01-May-2021	to	30-Apr-2022	Source	Corelogic

### 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
1	18 Hutchins Avenue, Endeavour Hills	\$788,000	21-Dec-2021
2	6 Throsby Court, Endeavour Hills	\$765,000	01-Dec-2021
3	43 Mildura Crescent, Endeavour Hills	\$790,000	02-Jan-2022

This statement of information was prepared on 15-Nov-2022 at 12:39:15 PM EST