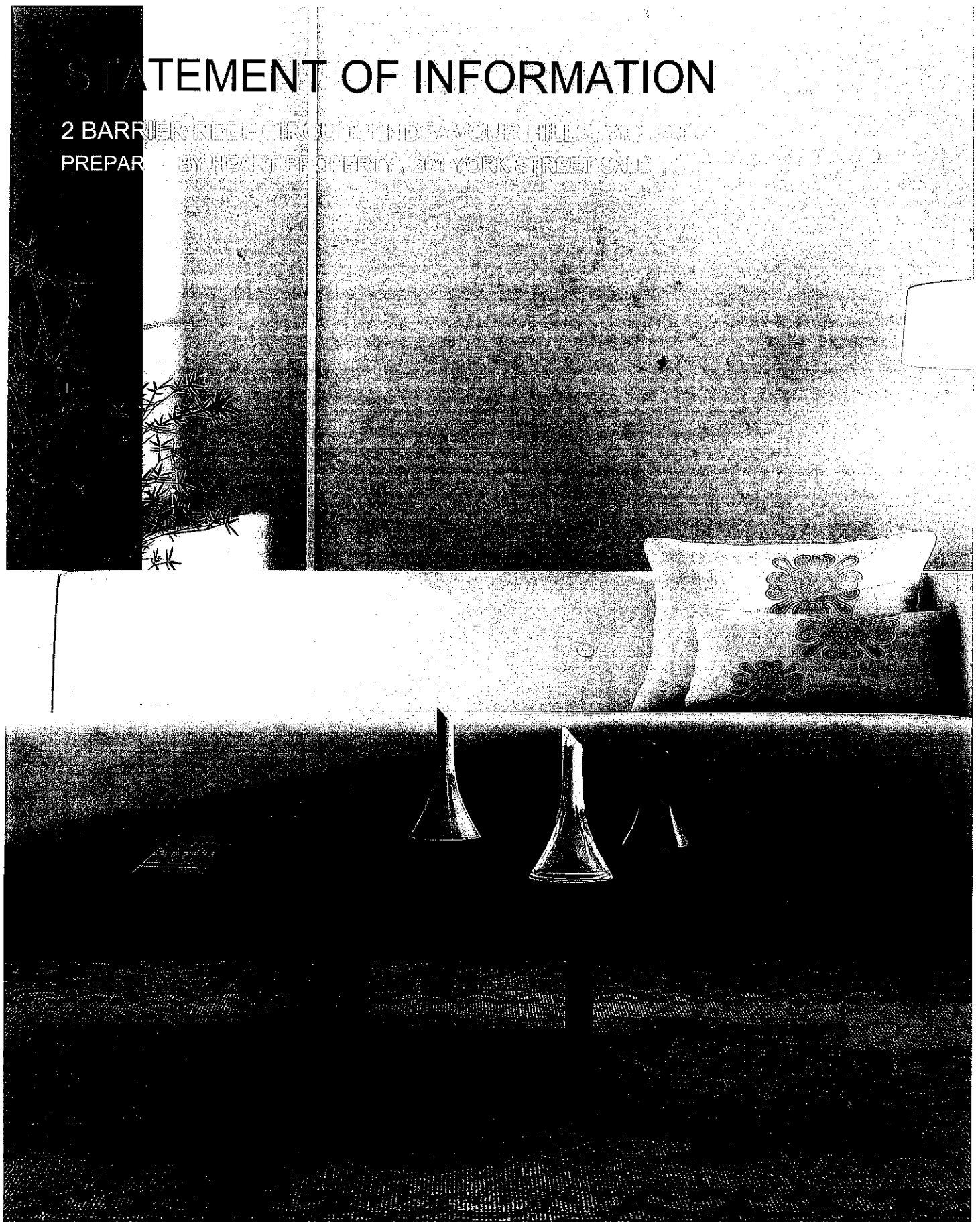


STATEMENT OF INFORMATION

2 BARRIER REEF CIRCUIT, ENDEAVOUR HILLS, VIC 3009
PREPARED BY HEART PROPERTY, 201 YORK STREET, CAULFIELD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 BARRIER REEF CIRCUIT, ENDEAVOUR

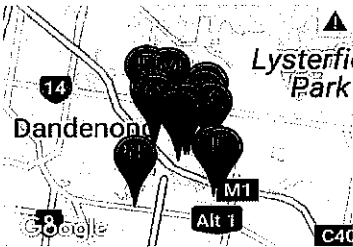
3 3 2

Indicative Selling Price

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

Price Range: **\$618,000 to \$683,000**

MEDIAN SALE PRICE



ENDEAVOUR HILLS, VIC, 3802

Suburb Median Sale Price (House)

\$600,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of this property for sale in the same area, as at the time the estate agent or agent's representative considers to be most comparable to the property for sale.



45 JOHN FAWKNER DR, ENDEAVOUR HILLS,

3 2 2

Sale Price

***\$622,600**

Sold Under Offer 27/06/2017

Distance from Property: 1.1km



9 KNIGHT CRT, ENDEAVOUR HILLS, VIC 3802

3 2 3

Sale Price

***\$676,000**

Sold Under Offer 27/06/2017



154 JAMES COOK DR, ENDEAVOUR HILLS, VIC

3 2 2

Sale Price

Price Withheld

Sold Under Offer 27/06/2017



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27 JOHN FAWKNER DR, ENDEAVOUR HILLS,

3 2 3

Sale Price

***\$625,000**

12/09/2017 - 14/09/2017

View map on Pricefinder



5 KATRINA CL, HALLAM, VIC 3803

3 2 2

Sale Price

***\$662,500**

12/09/2017 - 14/09/2017

View map on Pricefinder



4 SATTERLEY CL, ENDEAVOUR HILLS, VIC 3802

4 2 2

Sale Price

***\$642,000**

12/09/2017 - 14/09/2017

View map on Pricefinder



5 CRESSONIERRE CRT, HALLAM, VIC 3803

4 2 4

Sale Price

***\$651,000**

12/09/2017 - 14/09/2017

View map on Pricefinder



10 STEPHENS CL, ENDEAVOUR HILLS, VIC

4 2 2

Sale Price

Price Withheld





152 JAMES COOK DR, ENDEAVOUR HILLS, VIC 4 2 1

Sale Price

***\$611,000**

152 James Cook Dr, Endeavour Hills, VIC 3802

Endeavour Hills, VIC 3802



3 TAYLOR CRT, ENDEAVOUR HILLS, VIC 3802 4 2 2

Sale Price

***\$620,000**

3 Taylor Ct, Endeavour Hills, VIC 3802

Endeavour Hills, VIC 3802



306 JAMES COOK DR, ENDEAVOUR HILLS, VIC 4 2 3

Sale Price

***\$672,500**

306 James Cook Dr, Endeavour Hills, VIC 3802

Endeavour Hills, VIC 3802



20 CURRIE AVE, ENDEAVOUR HILLS, VIC 3802 4 2 2

Sale Price

***\$662,600**

20 Currie Ave, Endeavour Hills, VIC 3802

Endeavour Hills, VIC 3802



78 DANIEL SOLANDER DR, ENDEAVOUR 4 2 2

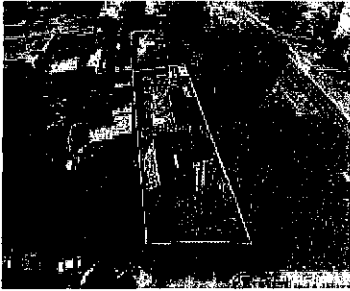
Sale Price

***\$695,000**

78 Daniel Solander Dr, Endeavour Hills, VIC 3802

Endeavour Hills, VIC 3802





5 JOHNSTON AVE, EUMEMMERRING, VIC 3177  5  2  2

Sale Price

Price Withheld

est. 10/01/2017

Price guide only - not a valuation



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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

2 BARRIER REEF CIRCUIT, ENDEAVOUR HILLS, VIC 3802

Indicative selling price

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

Price Range:

\$618,000 to \$683,000

Median sale price

Median price

\$600,000

House

☒

Unit

☐

Suburb

ENDEAVOUR HILLS

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

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
45 JOHN FAWKNER DR, ENDEAVOUR HILLS, VIC 3802	*\$622,600	04/08/2017
9 KNIGHT CRT, ENDEAVOUR HILLS, VIC 3802	*\$676,000	29/07/2017
154 JAMES COOK DR, ENDEAVOUR HILLS, VIC 3802	Price Withheld	13/07/2017
27 JOHN FAWKNER DR, ENDEAVOUR HILLS, VIC 3802	*\$625,000	04/07/2017

5 KATRINA CL, HALLAM, VIC 3803	*\$662,500	01/07/2017
4 SATTERLEY CL, ENDEAVOUR HILLS, VIC 3802	*\$642,000	16/09/2017
5 CRESSONIERRE CRT, HALLAM, VIC 3803	*\$651,000	14/08/2017
10 STEPHENS CL, ENDEAVOUR HILLS, VIC 3802	Price Withheld	09/08/2017
152 JAMES COOK DR, ENDEAVOUR HILLS, VIC 3802	*\$611,000	09/08/2017
3 TAYLOR CRT, ENDEAVOUR HILLS, VIC 3802	*\$620,000	08/08/2017
306 JAMES COOK DR, ENDEAVOUR HILLS, VIC 3802	*\$672,500	22/07/2017
20 CURRIE AVE, ENDEAVOUR HILLS, VIC 3802	*\$662,600	19/07/2017
78 DANIEL SOLANDER DR, ENDEAVOUR HILLS, VIC 3802	*\$695,000	05/07/2017
5 JOHNSTON AVE, EUMEMMERRING, VIC 3177	Price Withheld	07/07/2017