

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 2/241 Power Road, Endeavour Hills, VIC, 3802

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$395,000 & \$434,000

Median sale price

(*Delete house or unit as applicable)

Median price \$544,000 *House ☒ Suburb Endeavour Hills, VIC, 3802

Period - From DEC 2017 to NOV 2018 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 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. 20/21 Kingfisher Drive, Doveton, VIC, 3177	\$440,000	18/08/2018
2. 8/3A Baileyana Drive, Endeavour Hills, VIC, 3802	\$440,000	18/10/2018
3. 66 Jesson Crescent, Dandenong, VIC, 3175	\$455,000	12/09/2018