



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3 Granton Avenue, ENDEAVOUR HILLS 3802

### Indicative selling price

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

**Range from \$880,000 -  
\$968,000**

### Median sale price

Median **House** for **ENDEAVOUR HILLS** for period **Jan 2017 - Jul 2017**  
Sourced from [realestate.com.au](http://realestate.com.au).

**\$627,500**

### 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 the most comparable to the property for sale.

**1 Sir Harold Close,**  
Endeavour Hills 3802

**Price \$905,000** Sold 31 July 2017

**3 Dunster Court,**  
Endeavour Hills 3802

**Price \$1,015,000** Sold 20 July 2017

**265 James Cook Drive,**  
Endeavour Hills 3802

**Price \$742,500** Sold 23 January 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

House

4 beds

3 baths

2 parking

### Contact agents

 **Alex Simule**

03 9771 0102

0412 889 173

[alex@justrealtyinternational.com.au](mailto:alex@justrealtyinternational.com.au)



**Just Realty International**

31C Langhorne Street,  
Dandenong VIC 3175