

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

59 Sydney Parkinson Avenue 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Aug 2019

to

31 Jul 2020

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 6 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

5 Poole Court Endeavour Hills VIC 3802	\$680,000	31-Jan-20
1 Plumpton Court Endeavour Hills VIC 3802	\$655,000	23-Apr-20
368 James Cook Drive Endeavour Hills VIC 3802	\$672,000	06-Jan-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 August 2020



5 Poole Court Endeavour Hills VIC 3802

 4  2  2

Sold Price

\$680,000

Sold Date

31-Jan-20

Distance

0.71km



1 Plumpton Court Endeavour Hills VIC 3802

 4  2  2

Sold Price

\$655,000

Sold Date

23-Apr-20

Distance

0.94km



368 James Cook Drive Endeavour Hills VIC 3802

 4  2  2

Sold Price

\$672,000

Sold Date

06-Jan-20

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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