

## 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

38 GROVE END ROAD, ENDEAVOUR HILLS, VIC 3802

### Indicative selling price

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

Price Range: 580,000 to 620,000

### Median sale price

Median price

\$620,000

House

X

Unit

Suburb

ENDEAVOUR HILLS

Period

01 July 2017 to 30 September 2017

Source

  
pricfinder

### 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

20 ALDRIDGE ST, ENDEAVOUR HILLS, VIC 3802	Price Withheld	26/10/2017
8 JUDGE RISE, ENDEAVOUR HILLS, VIC 3802	*\$648,000	26/10/2017
3 JAMES COOK DR, ENDEAVOUR HILLS, VIC 3802	*\$672,777	24/10/2017