

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

3 Millport Court 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Dec 2018

to

30 Nov 2019

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

1 Inverness Street Endeavour Hills VIC 3802	\$599,000	07-Nov-19
10 Reed Court Endeavour Hills VIC 3802	\$591,000	11-Nov-19
2 Mossvale Close Endeavour Hills VIC 3802	\$596,500	10-Dec-19

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.~~

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1 Inverness Street Endeavour Hills VIC 3802

Sold Price

^{RS}

\$599,000

Sold Date

07-Nov-19



3



1



2

Distance

0.6km



10 Reed Court Endeavour Hills VIC 3802

Sold Price

^{RS}

\$591,000

Sold Date

11-Nov-19



3



1



2

Distance

0.94km



2 Mossvale Close Endeavour Hills VIC 3802

Sold Price

^{RS}

\$596,500

Sold Date

10-Dec-19



3



1



2

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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