

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

75 John Fawkner Drive 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Feb 2019

to

31 Jan 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

| | | |
|--|-----------|-----------|
| 4 Coledale Close Endeavour Hills VIC 3802 | \$650,000 | 07-Feb-20 |
| 16 Grove End Road Endeavour Hills VIC 3802 | \$565,000 | 18-Dec-19 |
| 4 Leith Court Endeavour Hills VIC 3802 | \$650,000 | 06-Feb-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: 17 February 2020


**4 Coledale Close Endeavour Hills
VIC 3802**
 3  2  2

Sold Price

^{RS} **\$650,000** Sold Date **07-Feb-20**

Distance **0.6km**

**16 Grove End Road Endeavour Hills
VIC 3802**
 3  2  1

Sold Price

^{RS} **\$565,000** Sold Date **18-Dec-19**

Distance **1.53km**

**4 Leith Court Endeavour Hills VIC
3802**
 3  2  2

Sold Price

^{RS} **\$650,000** ^{UN} Sold Date **06-Feb-20**

Distance **1.83km**
RS = Recent sale

UN = Undisclosed Sale

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