

## STATEMENT OF INFORMATION

8 KINKEAD CRESCENT, ENDEAVOUR HILLS, VIC 3802

PREPARED BY MARIE LEONG, WISE GROUP, PHONE: 0450 105 165

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 8 KINKEAD CRESCENT, ENDEAVOUR

 3  1  2

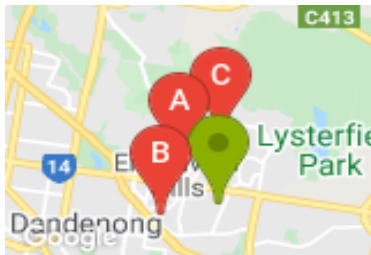
#### Indicative Selling Price

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

Price Range: **\$660,000 to \$710,000**

Provided by: Marie Leong, Wise Group

## MEDIAN SALE PRICE



### ENDEAVOUR HILLS, VIC, 3802

Suburb Median Sale Price (House)

**\$690,000**

01 April 2020 to 31 March 2021

Provided by: 

## COMPARABLE PROPERTIES

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.



### 12 ENSAY CRT, ENDEAVOUR HILLS, VIC 3802

 3  1  3

Sale Price

**\$685,000**

Sale Date: 12/12/2020

Distance from Property: 1.6km



### 1 GATHREY CRT, ENDEAVOUR HILLS, VIC 3802

 3  1  2

Sale Price

**\$661,000**

Sale Date: 21/02/2021

Distance from Property: 1.5km



### 59 SHETLAND ST, ENDEAVOUR HILLS, VIC

 3  1  2

Sale Price

**\$645,000**

Sale Date: 03/02/2021

Distance from Property: 2km



This report has been compiled on 10/05/2021 by Wise Group. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address  
Including suburb and

8 KINKEAD CRESCENT, 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:

\$660,000 to \$710,000

### Median sale price

Median price

\$690,000

Property type

House

Suburb

ENDEAVOUR HILLS

Period

01 April 2020 to 31 March 2021

Source

pricefinder

### 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

#### Price

#### Date of sale

12 ENSAY CRT, ENDEAVOUR HILLS, VIC 3802	\$685,000	12/12/2020
1 GATHREY CRT, ENDEAVOUR HILLS, VIC 3802	\$661,000	21/02/2021
59 SHETLAND ST, ENDEAVOUR HILLS, VIC 3802	\$645,000	03/02/2021

This Statement of Information was prepared

10/05/2021