

## 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

15 Simmonds Place 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$610,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Nov 2019

to

31 Oct 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 Simmonds Place Endeavour Hills VIC 3802	\$640,000	30-Jul-20
6 Isaac Smith Crescent Endeavour Hills VIC 3802	\$613,000	12-Oct-20
12 Mildura Crescent Endeavour Hills VIC 3802	\$620,000	22-Jun-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: 10 November 2020

<p><b>Private Inspections Only.</b></p> <p>To ensure the health and well-being of the community, please join us in practicing the following safety measures. Thank you for your co-operation and understanding.</p> <ul style="list-style-type: none"> <li> 1 person only per private inspection with agent</li> <li> No touching. Please refrain from touching anything during the inspection.</li> <li> Social distancing. Please also keep 1m apart and stay outside.</li> </ul> <p>Please do not enter the home.</p> <p>1. Please do not enter the home and remain outside at all times during the inspection.</p> <p>2. Please do not enter the home and remain outside at all times during the inspection.</p>	<b>4 Simmonds Place Endeavour Hills VIC 3802</b>	Sold Price	<b>\$640,000</b>	Sold Date	<b>30-Jul-20</b>
	 3  2  2			Distance	<b>0.04km</b>
	<b>6 Isaac Smith Crescent Endeavour Hills VIC 3802</b>	Sold Price	<sup>RS</sup> <b>\$613,000</b> <sup>UN</sup>	Sold Date	<b>12-Oct-20</b>
	 3  2  4			Distance	<b>0.25km</b>
	<b>12 Mildura Crescent Endeavour Hills VIC 3802</b>	Sold Price	<b>\$620,000</b>	Sold Date	<b>22-Jun-20</b>
	 3  2  2			Distance	<b>1.13km</b>

RS = Recent sale

UN = Undisclosed Sale

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