

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

4 Leith 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,000

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

8 Nevis Court Endeavour Hills VIC 3802	\$620,000	16-Nov-19
13 Steeple Place Endeavour Hills VIC 3802	\$605,000	24-Aug-19
65 Thomas Mitchell Drive Endeavour Hills VIC 3802	\$610,000	15-Sep-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.~~

This Statement of Information was prepared on: 03 February 2020



8 Nevis Court Endeavour Hills VIC 3802

 3
  2
  1

Sold Price

\$620,000

Sold Date

16-Nov-19

Distance

0.29km


13 Steeple Place Endeavour Hills VIC 3802

 3
  2
  2

Sold Price

\$605,000

Sold Date

24-Aug-19

Distance

1.13km


65 Thomas Mitchell Drive Endeavour Hills VIC 3802

 3
  2
  2

Sold Price

\$610,000

Sold Date

15-Sep-19

Distance

2.05km

RS = Recent sale

UN = Undisclosed Sale

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