

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 Simmonds Place 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jun 2019

to

31 May 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

43 Chalcot Drive Endeavour Hills VIC 3802	\$672,000	13-Mar-20
139 James Cook Drive Endeavour Hills VIC 3802	\$630,000	14-Jan-20
22 William Hovell Drive Endeavour Hills VIC 3802	\$640,000	10-Mar-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.~~

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43 Chalcot Drive Endeavour Hills VIC 3802

3 2 2

Sold Price

\$672,000

Sold Date

13-Mar-20

Distance

0.8km



139 James Cook Drive Endeavour Hills VIC 3802

3 2 2

Sold Price

\$630,000

Sold Date

14-Jan-20

Distance

0.99km



22 William Hovell Drive Endeavour Hills VIC 3802

3 2 1

Sold Price

\$640,000

Sold Date

10-Mar-20

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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