

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

21 Gleneagles Drive, Endeavour Hills Vic 3802

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000

&

\$654,500

Median sale price

Median price \$620,000

Property Type House

Suburb Endeavour Hills

Period - From 24/02/2019

to

23/02/2020

Source REIV

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 six 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
1	13 Castlecrag CI ENDEAVOUR HILLS 3802	\$659,000	09/11/2019
2	8 Lachlan Dr ENDEAVOUR HILLS 3802	\$640,000	16/11/2019
3	1 Inverness St ENDEAVOUR HILLS 3802	\$599,000	07/11/2019

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 six months.~~

This Statement of Information was prepared on:

24/02/2020 12:19



3 1 2

Property Type: House
Land Size: 684 sqm approx
Agent Comments

Indicative Selling Price

\$595,000 - \$654,500

Median House Price

24/02/2019 - 23/02/2020: \$620,000

Comparable Properties



13 Castlecrag CI ENDEAVOUR HILLS 3802 (REI/VG)

Agent Comments

3 1 3

Price: \$659,000
Method: Auction Sale
Date: 09/11/2019
Property Type: House (Res)
Land Size: 647 sqm approx



8 Lachlan Dr ENDEAVOUR HILLS 3802 (REI)

Agent Comments

3 1 2

Price: \$640,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 657 sqm approx



1 Inverness St ENDEAVOUR HILLS 3802 (REI/VG)

Agent Comments

3 1 2

Price: \$599,000
Method: Private Sale
Date: 07/11/2019
Rooms: 4
Property Type: House
Land Size: 647 sqm approx