

## 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

1 Nicholson Close 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Apr 2019

to

31 Mar 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

9 Puffin Court Endeavour Hills VIC 3802	\$611,500	06-Dec-19
229 Power Road Endeavour Hills VIC 3802	\$600,000	31-Mar-20
31 Regnans Avenue Endeavour Hills VIC 3802	\$605,000	11-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.~~

This Statement of Information was prepared on: 08 April 2020



### 9 Puffin Court Endeavour Hills VIC 3802

Sold Price

**\$611,500**

Sold Date

**06-Dec-19**
 3  1  1

Distance

**0.31km**


### 229 Power Road Endeavour Hills VIC 3802

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**31-Mar-20**
 3  1  1

Distance

**0.44km**


### 31 Regnans Avenue Endeavour Hills VIC 3802

Sold Price

<sup>RS</sup> **\$605,000**

Sold Date

**11-Mar-20**
 3  1  2

Distance

**0.88km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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