

## 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

139 James Cook Drive 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

\$620,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jan 2019

to

31 Dec 2019

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

5 Goldsmith Close Endeavour Hills VIC 3802	\$628,000	10-Dec-19
92 James Cook Drive Endeavour Hills VIC 3802	\$590,000	06-Jul-19
17 Anderson Court Endeavour Hills VIC 3802	\$600,000	05-Aug-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: 05 January 2020


**5 Goldsmith Close Endeavour Hills  
VIC 3802**
 4  2  2

Sold Price

**\$628,000**

Sold Date

**10-Dec-19**

Distance

**0.56km**

**92 James Cook Drive Endeavour  
Hills VIC 3802**
 4  2  2

Sold Price

**\$590,000**

Sold Date

**06-Jul-19**

Distance

**0.89km**

**17 Anderson Court Endeavour Hills  
VIC 3802**
 4  2  3

Sold Price

**\$600,000**

Sold Date

**05-Aug-19**

Distance

**0.74km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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