

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 46 Chalcot Drive, ENDEAVOUR HILLS 3802

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$575,000 - \$632,500**

### Median sale price

Median **House** for **ENDEAVOUR HILLS** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$622,500**

### Comparable property sales

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 the most comparable to the property for sale.

**16 Hughes Close,**  
Endeavour Hills 3802

**Price \$580,000** Sold 26  
August 2017

**13,**  
Endeavour Hills 3802

**Price \$580,000** Sold 21 July  
2017

**12 Merton Court,**  
Endeavour Hills 3802

**Price \$580,000** Sold 21 July  
2017

### Additional Information


Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

  
**3 beds**

  
**1 baths**

### Contact agents

 **Thilak Gamage**

0416 421 103

[info@nichollsghedhill.com.au](mailto:info@nichollsghedhill.com.au)

 **Gavin Andrews**

9700 7888

0407 779 232

[info@nichollsghedhill.com.au](mailto:info@nichollsghedhill.com.au)

### Nicholls Gledhill

Shop 10, 2 Raymond McMahon  
Boulevard,  
Endeavour Hills VIC 3802