

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 144 James Cook Drive, Endeavour Hills, VIC 3802

Indicative selling price

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

Single Price \$850,000

Median sale price

Median price \$806,000 Property Type House Suburb Endeavour Hills (3802)

Period - From 01/09/2023 to 31/08/2024 Source PropTrack

Comparable property sales

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
4 BARRIER REEF CIRCUIT, ENDEAVOUR HILLS VIC 3802	\$800,000	29/05/2024
15 PIEDMONT CLOSE, ENDEAVOUR HILLS VIC 3802	\$770,000	27/05/2024
6 COLEDALE CLOSE, ENDEAVOUR HILLS VIC 3802	\$798,000	15/05/2024

This Statement of Information was prepared on: 30/09/2024