

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

66 Shetland Street Endeavour Hills VIC 3802

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,000

Property type

Farm

Suburb

Endeavour Hills

Period-from

01 Feb 2019

to

31 Jan 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

35 Peebles Street Endeavour Hills VIC 3802	\$638,000	03-Nov-19
8 Lachlan Drive Endeavour Hills VIC 3802	\$640,000	16-Nov-19
19 Nareen Avenue Endeavour Hills VIC 3802	\$640,000	22-Oct-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: 06 February 2020


**35 Peebles Street Endeavour Hills
VIC 3802**
 3  1  2

Sold Price

\$638,000

Sold Date

03-Nov-19

Distance

0.49km

**8 Lachlan Drive Endeavour Hills VIC
3802**
 3  1  2

Sold Price

\$640,000

Sold Date

16-Nov-19

Distance

1.11km

**19 Nareen Avenue Endeavour Hills
VIC 3802**
 4  1  2

Sold Price

Sold Date

22-Oct-19

Distance

1.48km

**5 Struan Avenue Endeavour Hills
VIC 3802**
 4  2  2

Sold Price

\$610,000

Sold Date

28-Oct-19

Distance

0.36km

**2 Redleap Court Endeavour Hills
VIC 3802**
 4  2  1

Sold Price

\$590,000

Sold Date

28-Aug-19

Distance

0.43km

**1 Inverness Street Endeavour Hills
VIC 3802**
 3  1  2

Sold Price

\$599,000

Sold Date

07-Nov-19

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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10 Reed Court Endeavour Hills VIC 3802
 3  1  2

Sold Price

\$591,000

Sold Date

11-Nov-19

Distance

0.82km

2 Mossvale Close Endeavour Hills VIC 3802
 3  1  2

Sold Price

\$596,500

Sold Date

06-Dec-19

Distance

0.89km

13 Steeple Place Endeavour Hills VIC 3802
 3  2  3

Sold Price

\$605,000

Sold Date

24-Aug-19

Distance

0.95km

19 Maryrose Crescent Endeavour Hills VIC 3802
 3  2  2

Sold Price

\$672,500

Sold Date

13-Sep-19

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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