



Statement of Information

Sections 47AF of the Estate Agents Act 1980

3 Waruka Close, ENDEAVOUR HILLS 3802

House



4 beds



3 baths



4 parking

Indicative selling price

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

Range \$780,000 - \$825,000

Median sale price

Median **House** for **ENDEAVOUR HILLS** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

\$650,000

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.

5 Erica Close,
Endeavour Hills 3802

Price **\$800,000** Sold 03
December 2018

5 Delmont Court,
Endeavour Hills 3802

Price **\$730,000** Sold 07
November 2018

35 Huxley Crescent,
Endeavour Hills 3802

Price **\$833,000** Sold 23
February 2019

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.

Nicholls Gledhill

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