

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

308 James Cook Drive 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

\$720,000

&

\$792,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

*House

X

*Unit

Suburb

Endeavour Hills

Period-from

01 Jul 2018

to

30 Jun 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 Reynolds Court Endeavour Hills VIC 3802 | \$795,000 | 27-May-19 |
| 3 Waruka Close Endeavour Hills VIC 3802 | \$785,000 | 12-Jun-19 |
| 1 Gore Rise Endeavour Hills VIC 3802 | \$740,000 | 06-Jun-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.~~

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5 Reynolds Court Endeavour Hills VIC 3802

4 2 2

Sold Price

\$795,000

Sold Date

27-May-19

Distance

0.17km



3 Waruka Close Endeavour Hills VIC 3802

4 3 4

Sold Price

^{RS} **\$785,000** ^{UN}

Sold Date

12-Jun-19

Distance

0.7km



1 Gore Rise Endeavour Hills VIC 3802

5 3 4

Sold Price

\$740,000

Sold Date

06-Jun-19

Distance

1.59km



32 George Bass Avenue Endeavour Hills VIC 3802

3 2 2

Sold Price

^{RS} **\$688,880**

Sold Date

13-Jun-19

Distance

0.15km



111 David Collins Drive Endeavour Hills VIC 3802

6 3 -

Sold Price

\$860,000

Sold Date

12-Nov-18

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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