

# 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

8 Brando Court, Endeavour Hills Vic 3802

### Indicative selling price

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

Single price

\$715,000

### Median sale price

Median price

\$650,000

Property Type

House

Suburb

Endeavour Hills

Period - From

01/10/2019

to

31/12/2019

Source

REIV

### 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 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
1	30 Endeavour Cr, Endeavour Hills, Vic 3802, Australia	\$723,000	11/02/2020
2	15 Steeple Pl, Endeavour Hills, Vic 3802, Australia	\$715,000	07/02/2020
3	130 Gleneagles Dr ENDEAVOUR HILLS 3802	\$707,000	23/01/2020

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 six months.~~

This Statement of Information was prepared on:

20/02/2020 12:47



3   2   2

**Property Type:** House  
**Land Size:** 640 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$715,000

**Median House Price**

December quarter 2019: \$650,000

## Comparable Properties

**30 Endeavour Cr, Endeavour Hills, Vic 3802, Australia (REI)**

**Agent Comments**

3   2   2

**Price:** \$723,000

**Method:**

**Date:** 11/02/2020

**Property Type:** House

**15 Steeple Pl, Endeavour Hills, Vic 3802, Australia (REI)**

**Agent Comments**

3   2   2

**Price:** \$715,000

**Method:**

**Date:** 07/02/2020

**Property Type:** House



**130 Gleneagles Dr ENDEAVOUR HILLS 3802 (REI)**

**Agent Comments**

3   2   4

**Price:** \$707,000

**Method:** Private Sale

**Date:** 23/01/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 673 sqm approx