

## 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

154 James Cook Drive, 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)

Range between \$560,000

&

\$606,000

#### Median sale price

Median price \$620,000

House X

Suburb Endeavour Hills

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

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
22 John Hunter Dr ENDEAVOUR HILLS 3802	\$600,000	17/03/2017
7 Doyle Pl ENDEAVOUR HILLS 3802	\$590,000	30/03/2017
35 Isaac Smith Cr ENDEAVOUR HILLS 3802	\$570,000	15/02/2017