

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

152 James Cook Drive, Endeavour Hills Vic 3802

Indicative selling price

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

Range between \$580,000

&

\$620,000

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
18 Sydney Parkinson Av ENDEAVOUR HILLS 3802	\$625,000	19/05/2017
2 Rhyll CI ENDEAVOUR HILLS 3802	\$602,000	17/06/2017
7 Doyle PI ENDEAVOUR HILLS 3802	\$590,000	30/03/2017