



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**103 James Cook Drive,  
ENDEAVOUR HILLS 3802**

house



3 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$620,000 - \$680,000**

### Median sale price

Median **house** for **ENDEAVOUR HILLS** for period **Feb 2019 - Aug 2019**

Sourced from **pricefinder**.

**\$617,000**

### 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.

**2 mattlew flinders avenue ,**  
endeavour hills 3802

**Price \$650,000** Sold 23  
August 2019

**3 chalcot drive ,**  
Endeavour Hills 3802

**Price \$630,000** Sold 30 June  
2019

**3 Howson Close ,**  
endeavour hills 3802

**Price \$635,000** Sold 20 June  
2019

This Statement of Information was prepared on 26th Sep 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

Shop 10, 2 Raymond McMahon  
Boulevard,  
Endeavour Hills VIC 3802

#### Contact agents



**Marie McMaster**

03 9700 7888  
0418 380 655

[info@nichollsgledhill.com.au](mailto:info@nichollsgledhill.com.au)



**Lisa Greene**

[lisa@nichollsgledhill.com.au](mailto:lisa@nichollsgledhill.com.au)