

## 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

214 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Mar 2019

to

29 Feb 2020

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

1 Thompson Court Endeavour Hills VIC 3802	\$625,000	17-Dec-19
139 James Cook Drive Endeavour Hills VIC 3802	\$630,000	14-Jan-20
11 Oxley Way Endeavour Hills VIC 3802	\$610,000	05-Nov-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.~~

This Statement of Information was prepared on: 23 March 2020



**1 Thompson Court Endeavour Hills VIC 3802**

 4  1  1

Sold Price

**\$625,000**

Sold Date

**17-Dec-19**

Distance

**0.3km**



**139 James Cook Drive Endeavour Hills VIC 3802**

 3  2  2

Sold Price

**\$630,000**

Sold Date

**14-Jan-20**

Distance

**0.32km**



**11 Oxley Way Endeavour Hills VIC 3802**

 3  1  2

Sold Price

**\$610,000**

Sold Date

**05-Nov-19**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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