

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

368 James Cook Drive Endeavour Hills VIC 3802

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

House

Suburb

Endeavour Hills

Period-from

01 Dec 2018

to

30 Nov 2019

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

11 Conran Avenue Endeavour Hills VIC 3802	\$770,000	23-Jul-19
14 Pridham Court Endeavour Hills VIC 3802	\$712,500	23-Nov-19
18 Matthew Flinders Avenue Endeavour Hills VIC 3802	\$720,000	14-Jun-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: 09 December 2019



**11 Conran Avenue Endeavour Hills
VIC 3802**

 4  2  2

Sold Price

\$770,000

Sold Date

23-Jul-19

Distance

0.22km



**14 Pridham Court Endeavour Hills
VIC 3802**

 4  2  2

Sold Price

^{RS} **\$712,500**

Sold Date

23-Nov-19

Distance

0.39km



**18 Matthew Flinders Avenue
Endeavour Hills VIC 3802**

 4  2  2

Sold Price

\$720,000

Sold Date

14-Jun-19

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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