

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9 PRESTON AVENUE, 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)

Price Range: \$780,000 to \$858,000

### Median sale price

Median price

\$625,000

House

☒

Unit

☐

Suburb

ENDEAVOUR HILLS

Period

01 January 2017 to 31 December 2017

Source

  
pricefinder

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2 BARRIER REEF CCT, ENDEAVOUR HILLS, VIC 3802	\$637,500	19/12/2017
13 JOHN HUNTER DR, ENDEAVOUR HILLS, VIC 3802	\$580,000	29/10/2017
8 STEPHENS CL, ENDEAVOUR HILLS, VIC 3802	*\$615,000	11/01/2018