

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

6 Isaac Smith Crescent 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Oct 2019

to

30 Sep 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

4 Simmonds Place Endeavour Hills VIC 3802	\$640,000	07-Aug-20
10 Matthew Flinders Avenue Endeavour Hills VIC 3802	\$630,000	15-Apr-20

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: 02 October 2020



**4 Simmonds Place Endeavour Hills
 VIC 3802**

 3  2  2

Sold Price

^{RS} **\$640,000** Sold Date **07-Aug-20**

Distance **0.22km**



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

 3  2  2

Sold Price

\$630,000 Sold Date **15-Apr-20**

Distance **1.32km**

RS = Recent sale **UN** = Undisclosed Sale

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