

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	4 Rearden Close, Endeavour Hills Vic 3802
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$680,000

Median sale price

Median price	\$625,000	House	X	Unit		Suburb	Endeavour Hills
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

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 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
1	4 Rubida Ct ENDEAVOUR HILLS 3802	\$670,000	25/02/2017
2	25 Haverstock Hill CI ENDEAVOUR HILLS 3802	\$655,000	23/01/2017
3	2 Legg Ct ENDEAVOUR HILLS 3802	\$625,000	17/01/2017

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 six months.~~