

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	316 James Cook Drive Endeavour Hills, 3802
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$925,000 & \$1,000,000
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### Median sale price

Median price	\$850,000	Property Type	HOUSE	Suburb	ENDEAVOUR HILLS
Period - From	08-Jul-2021	to	07-Jul-2022	Source	REA

### 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
1	7 Rokewood Court, Endeavour Hills, Vic 3802	\$965,000	17-Jun-2022
2	55 Daniel Solander Drive, Endeavour Hills, Vic 3802	\$985,000	04-Jun-2022
3	5 Sexton Court, Endeavour Hills, Vic 3802	\$1,025,000	13-Apr-2022

This statement of information was prepared on 23-Sep-2022 at 9:51:50 AM EST