



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

143 James Cook Drive, Endeavour Hills, VIC 3802

INDICATIVE SELLING PRICE

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

Range Between \$640,000 & \$690,000

MEDIAN SALE PRICE

Median price \$653,660 | House | Endeavour Hills (3802)

Period - From 1 January 2018 to 1 May 2018 | Source - RP Data

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
13 DAMPIER COURT, ENDEAVOUR HILLS VIC 3802	\$680,000	25/11/2017
26 SYDNEY PARKINSON AVENUE, ENDEAVOUR HILLS VIC 3802	\$680,000	28/11/2017
13 HARDMAN COURT, ENDEAVOUR HILLS VIC 3802	\$685,000	16/02/2018