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	102 James Cook Drive, 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)

	or range between	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median price	$600,000	*House	X		Suburb	Endeavour Hills	
Period - From	27/06/2019	to	28/07/2019	source	www.realestate.com.au		

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. 41 Mathew Flinders Avenue, Endeavour Hills	$540,000	22/06/2019
2. 18 Temby Close, Endeavour Hills	$540,000	11/06/2019
3. 7 Johnson Place, Endeavour Hills	$570,000	27/03/2019