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 Ephcris Court 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	$540,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$616,874	Property type	House	Suburb	Endeavour Hills
Period-from	01 Oct 2018	to	30 Sep 2019	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
9 Bedford Court Endeavour Hills VIC 3802	$590,000	11-Jul-19
6 Berkley Court Endeavour Hills VIC 3802	$553,000	02-Jul-19
80 Chalcot Drive Endeavour Hills VIC 3802	$575,000	19-Aug-19

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: 15 October 2019

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9 Bedford Court Endeavour Hills VIC 3802

3 2 1

Sold Price **$590,000** Sold Date **11-Jul-19**

Distance **0.56km**



6 Berkley Court Endeavour Hills VIC 3802

3 1 1

Sold Price **$553,000** Sold Date **02-Jul-19**

Distance **0.85km**



80 Chalcot Drive Endeavour Hills VIC 3802

3 2 1

Sold Price **$575,000** Sold Date **19-Aug-19**

Distance **0.44km**

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

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