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	8 Robinvale 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	$630,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Endeavour Hills
Period-from	01 Oct 2019	to	30 Sep 2020	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
1 Nicholson Close Endeavour Hills VIC 3802	$600,000	11-May-20
70 Chalcot Drive Endeavour Hills VIC 3802	$645,500	20-Jul-20
2 Gathrey Court Endeavour Hills VIC 3802	$635,000	12-Jul-20

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: 20 October 2020

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1 Nicholson Close Endeavour Hills VIC 3802

3 1 2

Sold Price **$600,000** Sold Date **11-May-20**

Distance **1.36km**



70 Chalcot Drive Endeavour Hills VIC 3802

3 1 2

Sold Price **$645,500** Sold Date **20-Jul-20**

Distance **1.52km**



2 Gathrey Court Endeavour Hills VIC 3802

3 1 2

Sold Price **$635,000** Sold Date **12-Jul-20**

Distance **1.81km**

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

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