

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 31 John Hunter Drive, Endeavour Hills

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$*630,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$606,000 *House X *Unit Suburb Endeavour Hills
Period - From Jan 2019 to June 2019 Source Core Logic

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 3 Rolland Court, Endeavour Hills	\$600,000	09/01/2019
2 65 Sydney Parkinson Avenue, Endeavour Hills	\$595,000	08/02/2019
3 10 Heathcote Court, Endeavour Hills	\$617,000	23/01/2019

~~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 six months.~~

Property data source: Core Logic Generated on 4th July 2019