

## 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

43 Matthew Flinders Avenue Endeavour Hills VIC 3802

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Dec 2019

to

30 Nov 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

51 Chalcot Drive Endeavour Hills VIC 3802	\$650,000	16-Oct-20
70 Chalcot Drive Endeavour Hills VIC 3802	\$645,500	20-Jul-20
8 Robinvale Court Endeavour Hills VIC 3802	\$640,000	12-Nov-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: 08 December 2020



**51 Chalcot Drive Endeavour Hills  
VIC 3802**

 4  1  2

Sold Price

**\$650,000**

Sold Date

**16-Oct-20**

Distance

**1.58km**



**70 Chalcot Drive Endeavour Hills  
VIC 3802**

 3  1  2

Sold Price

**\$645,500**

Sold Date

**20-Jul-20**

Distance

**1.7km**



**8 Robinvale Court Endeavour Hills  
VIC 3802**

 3  1  2

Sold Price

<sup>RS</sup> **\$640,000** <sup>UN</sup>

Sold Date

**12-Nov-20**

Distance

**1.85km**

RS = Recent sale

UN = Undisclosed Sale

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