

## 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  
locality and postcode

16 Glencaple Court, Endeavour Hills

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between

\$650,000

&

\$699,000

### Median Sale Price

Median price

\$600,000

House

X

Suburb  
or locality

Endeavour Hills

Period - From

01/07/2017

to

01/07/2017

Source

Corelogic

### Comparable property sales

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. 7 Montrose Court, Endeavour Hills	\$683,000	10/10/2017
2. 22 Glencaple Court, Endeavour Hills	\$700,000	17/10/2017
3. 10 Castlecrag Close, Endeavour Hills	\$725,000	09/09/2017

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# Statement of Information



Sections 47AF of the Estate Agents Act 1980



16 Glencaple Court, Endeavour Hills

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Indicative selling price: \$650,000 - \$699,000

Bed Bath Car

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Endeavour hills

Median House Price: \$600,000

Median Unit Price: \$402,500

Period From: 01/07/2017

Period to: 01/07/2017

Source: Corelogic

## Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
7 Montrose Court, Endeavour Hills	House	4	2	1	\$683,000	10/10/2017	
22 Glencaple Court, Endeavour Hills	House	4	2	2	\$700,000	17/10/2017	
10 Castlecrag Close, Endeavour Hills	House	3	1	2	\$725,000	09/09/2017	

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Prepared on 07 December 2017

### Agent Details

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