# 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

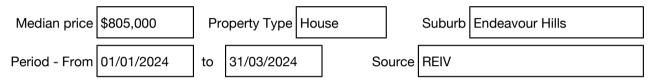
7 Garner Court, Endeavour Hills Vic 3802

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	

Single price \$1,045,000

#### Median sale price



### 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	10 Kassan Gdns ENDEAVOUR HILLS 3802	\$990,000	07/09/2023
2	27 Lawson Way ENDEAVOUR HILLS 3802	\$950,000	20/12/2023
3	4 Robinvale Ct ENDEAVOUR HILLS 3802	\$925,000	27/09/2023

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.

This Statement of Information was prepared on:

23/04/2024 12:38

