# 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

17 William Hovell Drive, Endeavour Hills Vic 3802

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,280,000		&		\$1,380,000				
Median sale price									
Median price	\$816,000	Pro	operty Type	Hou	se		Suburb	Endeavour Hills	
Period - From	01/10/2023	to	30/09/2024		So	urce	REIV		

## 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	8 Lambert Ct ENDEAVOUR HILLS 3802	\$1,315,000	24/07/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

30/10/2024 22:06



# Harcourts





Property Type: House Land Size: 635 sqm approx Agent Comments Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price Year ending September 2024: \$816,000

Agent Comments

# **Comparable Properties**



8 Lambert Ct ENDEAVOUR HILLS 3802 (REI)



Price: \$1,315,000 Method: Private Sale Date: 24/07/2024 Property Type: House Land Size: 738 sqm approx

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.

#### Account - Harcourts Vermont South | P: 03 98861008

propertydata



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