

# 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
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### Indicative selling price

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

Range between 

\$1,280,000
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 & 

\$1,380,000
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### Median sale price

Median price 

\$816,000
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 Property Type 

House
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 Suburb 

Endeavour Hills
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Period - From 

01/10/2023
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 to 

30/09/2024
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 Source 

REIV
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### 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	8 Lambert Ct ENDEAVOUR HILLS 3802	\$1,315,000	24/07/2024
2			
3			

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: 

30/10/2024 22:06
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 4  4  2

**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

## Comparable Properties



**8 Lambert Ct ENDEAVOUR HILLS 3802 (REI)**

**Agent Comments**

 6  4  2

**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**