

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 GOODJOHN COURT ENDEAVOUR HILLS VIC 3802

Indicative selling price

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

Single Price

or range
between

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Endeavour Hills

Period-from

01 Jan 2024

to

31 Dec 2024

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

7 BROADWALK GROVE ENDEAVOUR HILLS VIC 3802	\$961,666	09-Sep-24
45 WILLIAM HOVELL DRIVE ENDEAVOUR HILLS VIC 3802	\$960,000	09-Oct-24
14 HANNA DRIVE ENDEAVOUR HILLS VIC 3802	\$940,000	10-Jan-25

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: 16 January 2025

Abby Dimech

M 0468 930 110

E adimech@barryplant.com.au



**7 BROADWALK GROVE
ENDEAVOUR HILLS VIC 3802**

 4  2  3

Sold Price

\$961,666

Sold Date **09-Sep-24**

Distance

0.84km



**45 WILLIAM HOVELL DRIVE
ENDEAVOUR HILLS VIC 3802**

 4  2  3

Sold Price

\$960,000

Sold Date **09-Oct-24**

Distance

0.88km



**14 HANNA DRIVE ENDEAVOUR
HILLS VIC 3802**

 4  2  2

Sold Price

^{RS} **\$940,000**

Sold Date **10-Jan-25**

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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