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									
Range betwee	\$920,000		&		\$1,000,000				
Median sale price									
Median price	\$815,000	Pro	operty Type	Hou	se		Suburb	Endeavour Hills	
Period - From	01/10/2023	to	31/12/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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:

29/02/2024 11:45



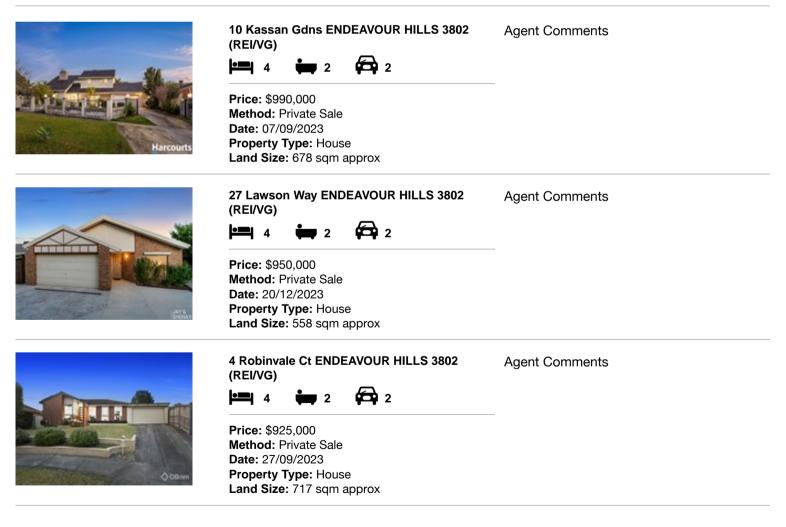






Property Type: House (Res) **Land Size:** 564 sqm approx Agent Comments Indicative Selling Price \$920,000 - \$1,000,000 Median House Price December quarter 2023: \$815,000

Comparable Properties



Account - Barry Plant | P: 03 9753 2828



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