

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

2/130 KENNINGTON PARK DRIVE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Jul 2023

to

30 Jun 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

18/5 PINEY RIDGE ENDEAVOUR HILLS VIC 3802	\$690,000	10-Apr-24
5/118 KENNINGTON PARK DRIVE ENDEAVOUR HILLS VIC 3802	\$700,888	07-Jun-24
3/130 KENNINGTON PARK DRIVE ENDEAVOUR HILLS VIC 3802	\$740,000	03-Jun-24

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: 23 July 2024

**18/5 PINEY RIDGE ENDEAVOUR
HILLS VIC 3802** 3  2  2

Sold Price

\$690,000

Sold Date

10-Apr-24

Distance

1.91km**5/118 KENNINGTON PARK DRIVE
ENDEAVOUR HILLS VIC 3802** 4  3  2

Sold Price

^{RS} **\$700,888**

Sold Date

07-Jun-24

Distance

0.1km**3/130 KENNINGTON PARK DRIVE
ENDEAVOUR HILLS VIC 3802** 3  2  1

Sold Price

^{RS} **\$740,000**

Sold Date

03-Jun-24

Distance

0.03km**RS** = Recent sale**UN** = Undisclosed Sale

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