

## 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

5/118-120 KENNINGTON PARK DRIVE ENDEAVOUR HILLS VIC 3802

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Apr 2023

to

31 Mar 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

10/118 KENNINGTON PARK DRIVE ENDEAVOUR HILLS VIC 3802	\$750,000	03-Nov-23
13/13 BAILEYANA DRIVE ENDEAVOUR HILLS VIC 3802	\$725,000	18-Mar-23
4/22 AQUILA CRESCENT ENDEAVOUR HILLS VIC 3802	\$770,000	06-Apr-23

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.~~

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**10/118 KENNINGTON PARK DRIVE  
ENDEAVOUR HILLS VIC 3802**

4 3 2

Sold Price **\$750,000** Sold Date **03-Nov-23**

Distance **0.02km**



**13/13 BAILEYANA DRIVE  
ENDEAVOUR HILLS VIC 3802**

3 2 3

Sold Price **\$725,000** Sold Date **18-Mar-23**

Distance **0.87km**



**4/22 AQUILA CRESCENT  
ENDEAVOUR HILLS VIC 3802**

3 2 1

Sold Price **\$770,000** Sold Date **06-Apr-23**

Distance **0.94km**

RS = Recent sale      UN = Undisclosed Sale

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