

## 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

43 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$797,500

Property type

House

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

40 SYDNEY PARKINSON AVENUE ENDEAVOUR HILLS VIC 3802	\$780,000	01-Mar-24
9 HUXLEY CRESCENT ENDEAVOUR HILLS VIC 3802	\$760,000	06-Feb-24
85 JOHN FAWKNER DRIVE ENDEAVOUR HILLS VIC 3802	\$755,000	28-Feb-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: 24 April 2024

Arif Akhlaqi

M 0421802877

E arif@yourexpertrealestate.com.au

**40 SYDNEY PARKINSON AVENUE  
ENDEAVOUR HILLS VIC 3802**

Sold Price

RS

**\$780,000**

Sold Date

**01-Mar-24**

3



1



2

Distance

**1.77km****9 HUXLEY CRESCENT ENDEAVOUR  
HILLS VIC 3802**

Sold Price

**\$760,000**

Sold Date

**06-Feb-24**

3



1



2

Distance

**2.25km****85 JOHN FAWKNER DRIVE  
ENDEAVOUR HILLS VIC 3802**

Sold Price

RS

**\$755,000**

Sold Date

**28-Feb-24**

3



1



2

Distance

**1.71km**

RS = Recent sale

UN = Undisclosed Sale

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