

## 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

6/130 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Endeavour Hills

Period-from

01 Jun 2019

to

31 May 2020

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

8/13 Baileyana Drive Endeavour Hills VIC 3802	\$600,000	20-May-20
11/13 Baileyana Drive Endeavour Hills VIC 3802	\$628,000	05-Feb-20
1/11 Burrows Avenue Dandenong VIC 3175	\$625,000	14-Feb-20

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: 11 June 2020



**8/13 Baileyana Drive Endeavour Hills VIC 3802**

3 2 2

Sold Price <sup>RS</sup> **\$600,000** <sup>UN</sup> Sold Date **20-May-20**

Distance **0.78km**



**11/13 Baileyana Drive Endeavour Hills VIC 3802**

3 2 2

Sold Price **\$628,000** Sold Date **05-Feb-20**

Distance **0.79km**



**1/11 Burrows Avenue Dandenong VIC 3175**

3 2 2

Sold Price <sup>RS</sup> **\$625,000** Sold Date **14-Feb-20**

Distance **2.38km**

RS = Recent sale

UN = Undisclosed Sale

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