

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

214/80 ORMOND STREET KENSINGTON VIC 3031

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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,500

Property type

Unit

Suburb

Kensington

Period-from

01 May 2022

to

30 Apr 2023

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

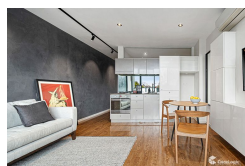
Date of sale

108/80 ORMOND STREET KENSINGTON VIC 3031	\$380,000	17-May-22
207/80 ORMOND STREET KENSINGTON VIC 3031	\$420,000	01-Apr-22
311/80 ORMOND STREET KENSINGTON VIC 3031	\$410,000	25-Nov-22

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: 08 May 2023



**108/80 ORMOND STREET
KENSINGTON VIC 3031**

 2  1  1

Sold Price **\$380,000** Sold Date **17-May-22**

Distance **0km**



**207/80 ORMOND STREET
KENSINGTON VIC 3031**

 2  1  1

Sold Price **\$420,000** Sold Date **01-Apr-22**

Distance **0km**



**311/80 ORMOND STREET
KENSINGTON VIC 3031**

 2  1  1

Sold Price **\$410,000** Sold Date **25-Nov-22**

Distance **0km**

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

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