

## 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

103/80 Ormond Street Kensington VIC 3031

### 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

\$379,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,250

Property type

Unit

Suburb

Kensington

Period-from

01 Oct 2020

to

30 Sep 2021

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 109/80 Ormond Street Kensington VIC 3031 | \$425,000 | 13-Nov-20 |
| 113/80 Ormond Street Kensington VIC 3031 | \$419,000 | 10-Mar-21 |
| 307/62 Altona Street Kensington VIC 3031 | \$369,000 | 02-Aug-21 |

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.~~

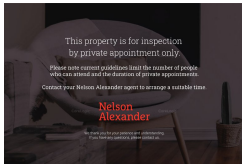
This Statement of Information was prepared on: 11 October 2021

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**109/80 Ormond Street Kensington VIC 3031**

Sold Price

**\$425,000**

Sold Date **13-Nov-20**

2 1 1

Distance -



**113/80 Ormond Street Kensington VIC 3031**

Sold Price

**\$419,000**

Sold Date **10-Mar-21**

2 1 1

Distance -



**307/62 Altona Street Kensington VIC 3031**

Sold Price

**\$369,000**

Sold Date **02-Aug-21**

1 1 1

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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