

## 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

215/80 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

or range  
between

\$365,000

&

\$375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Kensington

Period-from

01 Jun 2023

to

31 May 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

101/80 ORMOND STREET KENSINGTON VIC 3031	\$476,000	10-Feb-24
217/80 ORMOND STREET KENSINGTON VIC 3031	\$395,000	31-Jan-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: 17 June 2024



**101/80 ORMOND STREET  
KENSINGTON VIC 3031**

 2  2  1

Sold Price **\$476,000** Sold Date **10-Feb-24**

Distance **0.03km**



**217/80 ORMOND STREET  
KENSINGTON VIC 3031**

 2  1  -

Sold Price **\$395,000** Sold Date **31-Jan-24**

Distance **0.03km**

RS = Recent sale      UN = Undisclosed Sale

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