

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

308/80 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Kensington

Period-from

01 Nov 2018

to

31 Oct 2019

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

311/80 Ormond Street Kensington VIC 3031	\$417,000	12-Aug-19
314/80 Ormond Street Kensington VIC 3031	\$397,000	16-Aug-19
4/44 Ascot Vale Road Flemington VIC 3031	\$385,000	01-Aug-19

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: 15 November 2019



**311/80 Ormond Street Kensington
VIC 3031**

Sold Price

\$417,000

Sold Date

12-Aug-19

2

1

1

Distance

-



**314/80 Ormond Street Kensington
VIC 3031**

Sold Price

\$397,000

Sold Date

16-Aug-19

2

1

1

Distance

-



**4/44 Ascot Vale Road Flemington
VIC 3031**

Sold Price

\$385,000

Sold Date

01-Aug-19

2

1

1

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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