

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

201/80 Ormond Street, Kensington Vic 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$552,250

Property Type

Unit

Suburb

Kensington

Period - From

01/01/2021

to

31/03/2021

Source

REIV

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 six 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
1	302/66 Mt Alexander Rd TRAVANCORE 3032	\$445,000	23/03/2021
2	302/80 Ormond St KENSINGTON 3031	\$412,500	17/03/2021
3	113/80 Ormond St KENSINGTON 3031	\$419,000	10/03/2021

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 six months.~~

This Statement of Information was prepared on:

23/06/2021 15:01

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

March quarter 2021: \$552,250



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



302/66 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)

Agent Comments

2 1 1

Price: \$445,000

Method: Sold Before Auction

Date: 23/03/2021

Property Type: Apartment

302/80 Ormond St KENSINGTON 3031 (VG)

Agent Comments

2 - -

Price: \$412,500

Method: Sale

Date: 17/03/2021

Property Type: Flat/Unit/Apartment (Res)



113/80 Ormond St KENSINGTON 3031 (REI/VG)

Agent Comments

2 1 1

Price: \$419,000

Method: Private Sale

Date: 10/03/2021

Property Type: Apartment