

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

49 Ormond Street, Kensington Vic 3031

Indicative selling price

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

Range between

\$900,000

&

\$990,000

Median sale price

Median price

\$925,000

House

X

Unit

Suburb

Kensington

Period - From

01/01/2019

to

31/03/2019

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	42 Shields St FLEMINGTON 3031	\$990,000	09/02/2019
2	85 Barnett St KENSINGTON 3031	\$985,000	27/11/2018
3	10 Pridham St KENSINGTON 3031	\$960,000	23/02/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
March quarter 2019: \$925,000

Comparable Properties



42 Shields St FLEMINGTON 3031 (REI)

Agent Comments

3 1 1

Price: \$990,000
Method: Private Sale
Date: 09/02/2019
Rooms: -
Property Type: House



85 Barnett St KENSINGTON 3031 (REI)

Agent Comments

3 1 1

Price: \$985,000
Method: Private Sale
Date: 27/11/2018
Rooms: -
Property Type: House
Land Size: 174 sqm approx



10 Pridham St KENSINGTON 3031 (REI)

Agent Comments

3 1 2

Price: \$960,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: House (Res)