

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

101/80 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

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Kensington

Period-from

01 Jan 2023

to

31 Dec 2023

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

11/65 BAYSWATER ROAD KENSINGTON VIC 3031	\$474,999	30-May-23
203/45 DANKS LANE KENSINGTON VIC 3031	\$480,000	16-Sep-23
39/1-13 GATEHOUSE DRIVE KENSINGTON VIC 3031	\$490,000	09-Aug-23

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: 08 January 2024

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**11/65 BAYSWATER ROAD
KENSINGTON VIC 3031**

2 1 -

Sold Price **\$474,999** Sold Date **30-May-23**

Distance **0.58km**



**203/45 DANKS LANE
KENSINGTON VIC 3031**

2 1 -

Sold Price **\$480,000** Sold Date **16-Sep-23**

Distance **0.66km**



**39/1-13 GATEHOUSE DRIVE
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$490,000** Sold Date **09-Aug-23**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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