

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

111/80 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

\$385,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Kensington

Period-from

01 Aug 2023

to

31 Jul 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

1315/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$393,000	21-May-24
213/80 ORMOND STREET KENSINGTON VIC 3031	\$360,000	05-Aug-24
404/70 SPEAKMEN STREET KENSINGTON VIC 3031	\$419,000	24-Apr-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.~~

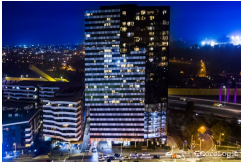
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**1315/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

2 1 1

Sold Price

^{RS}

\$393,000

Sold Date

21-May-24

Distance

1.71km



**213/80 ORMOND STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price

^{RS}

\$360,000

Sold Date

05-Aug-24

Distance

0km



**404/70 SPEAKMEN STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price

\$419,000

Sold Date

24-Apr-24

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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