

## 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

216/80 ORMOND STREET KENSINGTON VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$395,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,000

Property type

Unit

Suburb

Kensington

Period-from

01 Nov 2022

to

31 Oct 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

12G/86 ALTONA STREET KENSINGTON VIC 3031	\$485,000	27-Sep-23
306/84-102 ALTONA STREET KENSINGTON VIC 3031	\$490,000	12-Aug-23
210/80 ORMOND STREET KENSINGTON VIC 3031	\$375,000	28-Jul-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: 22 November 2023



Laura-Lee Scott  
M +61438738851  
E laura@aussieproperty.com



**12G/86 ALTONA STREET  
KENSINGTON VIC 3031**

2 1 1

Sold Price <sup>RS</sup> **\$485,000** Sold Date **27-Sep-23**

Distance **0.25km**



**306/84-102 ALTONA STREET  
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$490,000** Sold Date **12-Aug-23**

Distance **0.25km**



**210/80 ORMOND STREET  
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$375,000** Sold Date **28-Jul-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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