

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

2 Ormond Street, Kensington Vic 3031

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,145,000 House X Unit Suburb Kensington

Period - From 01/04/2017 to 30/06/2017 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	219 Flemington Rd NORTH MELBOURNE 3051	\$1,820,000	19/08/2017
2	33 Mccracken St KENSINGTON 3031	\$1,817,000	08/04/2017
3	363 Dryburgh St NORTH MELBOURNE 3051	\$1,746,000	27/05/2017

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.~~



 4
  2
  1

Rooms:
Property Type: House (Res)
Land Size: 219 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 June quarter 2017: \$1,145,000

Grandeur, Grace and Glittering City Views Stunning four bedroom Victorian terrace in blue ribbon locale. Formal dining, living, attractively appointed kitchen, family domain and private entertainer's courtyard. Gleaming bathrooms and powder room.

Comparable Properties



219 Flemington Rd NORTH MELBOURNE 3051 Agent Comments (REI)

 4
  1
  -

Price: \$1,820,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 6
Property Type: House (Res)



33 Mccracken St KENSINGTON 3031 (REI) Agent Comments

 4
  2
  1

Price: \$1,817,000
Method: Sold Before Auction
Date: 08/04/2017
Rooms: -
Property Type: House
Land Size: 308 sqm approx



363 Dryburgh St NORTH MELBOURNE 3051 Agent Comments (REI)

 4
  2
  -

Price: \$1,746,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: House (Res)