

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

605/7 KATHERINE PLACE MELBOURNE VIC 3000

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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

905/7 KATHERINE PLACE MELBOURNE VIC 3000	\$430,000	22-Apr-24
406/7 KATHERINE PLACE MELBOURNE VIC 3000	\$400,000	20-Feb-24
1007/555 FLINDERS STREET MELBOURNE VIC 3000	\$380,000	13-Feb-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.~~

This Statement of Information was prepared on: 19 July 2024



**905/7 KATHERINE PLACE
MELBOURNE VIC 3000**

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Sold Price **\$430,000** Sold Date **22-Apr-24**

Distance **0km**

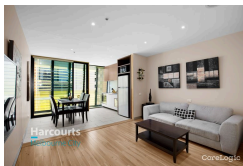


**406/7 KATHERINE PLACE
MELBOURNE VIC 3000**

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Sold Price **\$400,000** Sold Date **20-Feb-24**

Distance **0.01km**



**1007/555 FLINDERS STREET
MELBOURNE VIC 3000**

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Sold Price **\$380,000** Sold Date **13-Feb-24**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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