

## 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

1407/7 KATHERINE PLACE MELBOURNE VIC 3000

### 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

or range  
between

\$420,000

&

\$450,000

### 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
902/639 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$435,000	05-Feb-24
2906/11 ROSE LANE MELBOURNE VIC 3000	\$468,000	14-Jul-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: 26 July 2024



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

2 1 -

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

Distance **0km**

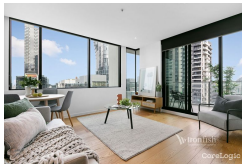


**902/639 LITTLE BOURKE STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$435,000** Sold Date **05-Feb-24**

Distance **0.54km**



**2906/11 ROSE LANE MELBOURNE  
VIC 3000**

2 1 -

Sold Price <sup>RS</sup> **\$468,000** Sold Date **14-Jul-24**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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