

## 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

2004/7 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

\$230,000

&

\$235,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$372,500

Property type

House

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

2504/7 KATHERINE PLACE MELBOURNE VIC 3000	\$335,000	22-Jul-24
303/7 KATHERINE PLACE MELBOURNE VIC 3000	\$305,000	01-Aug-24
1904/7 KATHERINE PLACE MELBOURNE VIC 3000	\$322,500	04-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.~~

This Statement of Information was prepared on: 05 February 2025



**2504/7 KATHERINE PLACE  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$335,000** Sold Date **22-Jul-24**

Distance **0km**



**303/7 KATHERINE PLACE  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$305,000** Sold Date **01-Aug-24**

Distance **0km**



**1904/7 KATHERINE PLACE  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$322,500** Sold Date **04-Apr-24**

Distance **0.02km**

RS = Recent sale      UN = Undisclosed Sale

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