

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

810/7 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

\$590,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

2301/620 COLLINS STREET MELBOURNE VIC 3000	\$672,500	01-Jun-24
1301/565 FLINDERS STREET MELBOURNE VIC 3000	\$583,000	22-Nov-23
1711/7 KATHERINE PLACE MELBOURNE VIC 3000	\$570,000	15-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: 14 August 2024



**2301/620 COLLINS STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$672,500** Sold Date **01-Jun-24**

Distance **0.26km**

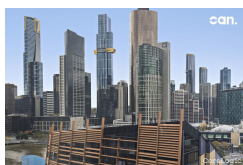


**1301/565 FLINDERS STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$583,000** Sold Date **22-Nov-23**

Distance **0.1km**



**1711/7 KATHERINE PLACE
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$570,000** Sold Date **15-Jul-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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