

## 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

1702/7 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

\$490,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

808/565 FLINDERS STREET MELBOURNE VIC 3000	\$481,000	26-Mar-24
908/565 FLINDERS STREET MELBOURNE VIC 3000	\$506,000	15-Feb-24
4205/568-580 COLLINS STREET MELBOURNE VIC 3000	\$462,000	14-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.

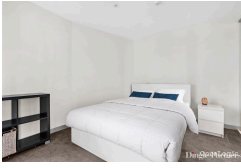
This Statement of Information was prepared on: 13 May 2024

Edward Thomas

P 9376 3322

M 0418 353 357

E ethomas@edwardthomas.com.au



**808/565 FLINDERS STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price <sup>RS</sup> **\$481,000** <sup>UN</sup> Sold Date **26-Mar-24**

Distance **0.1km**



**908/565 FLINDERS STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$506,000** Sold Date **15-Feb-24**

Distance **0.11km**



**4205/568-580 COLLINS STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price <sup>RS</sup> **\$462,000** Sold Date **14-Feb-24**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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