

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

604/7 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

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 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

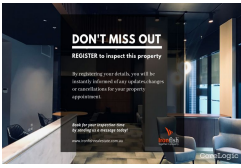
Date of sale

4704/33 ROSE LANE MELBOURNE VIC 3000	\$347,000	14-Nov-24
805/565 FLINDERS STREET MELBOURNE VIC 3000	\$340,000	09-Oct-24
2504/7 KATHERINE PLACE MELBOURNE VIC 3000	\$335,000	22-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: 13 January 2025



**4704/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$347,000

Sold Date

14-Nov-24

1 1 -

Distance

0.57km



**805/565 FLINDERS STREET
MELBOURNE VIC 3000**

Sold Price

\$340,000

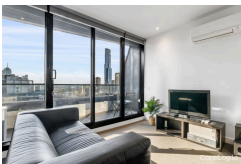
Sold Date

09-Oct-24

1 1 1

Distance

0.11km



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

Sold Price

\$335,000

Sold Date

22-Jul-24

1 1 -

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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