

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 2001/7 Katherine Place, Melbourne, VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$305,000

Median sale price

Median price \$534,240 Property Type House Suburb Melbourne (3000)

Period - From 25/10/2022 to 25/10/2022 Source Pdol

Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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
1503/7 KATHERINE PLACE, MELBOURNE VIC 3000	\$300,000	06/06/2022
301/7 KATHERINE PLACE, MELBOURNE VIC 3000	\$285,000	26/05/2022

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 six months.

This Statement of Information was prepared on: 21/04/2023