

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

1409/7 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 2023

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

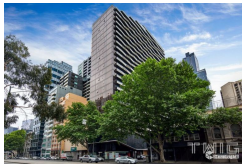
Date of sale

2006/7 KATHERINE PLACE MELBOURNE VIC 3000	\$415,000	15-Apr-23
2105/7 KATHERINE PLACE MELBOURNE VIC 3000	\$410,000	21-Apr-23
2207/7 KATHERINE PLACE MELBOURNE VIC 3000	\$440,000	25-Mar-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: 12 July 2023



**2006/7 KATHERINE PLACE
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$415,000** Sold Date **15-Apr-23**

Distance **0km**



**2105/7 KATHERINE PLACE
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$410,000** Sold Date **21-Apr-23**

Distance **0km**



**2207/7 KATHERINE PLACE
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$440,000** Sold Date **25-Mar-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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