

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

1904/7 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

\$329,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

1408/8 DOWNIE STREET MELBOURNE VIC 3000	\$318,000	13-Nov-23
1804/8 DOWNIE STREET MELBOURNE VIC 3000	\$320,000	03-Mar-24
718/555 FLINDERS STREET MELBOURNE VIC 3000	\$327,000	03-Jan-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: 18 March 2024



**1408/8 DOWNIE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$318,000** Sold Date **13-Nov-23**

Distance **0.04km**



**1804/8 DOWNIE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$320,000** Sold Date **03-Mar-24**

Distance **0.04km**



**718/555 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$327,000** Sold Date **03-Jan-24**

Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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