

## 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

1407/7 KATHERINE PLACE MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

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

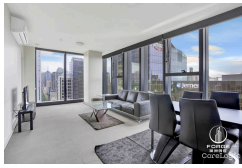
Date of sale

3402/568-580 COLLINS STREET MELBOURNE VIC 3000	\$440,000	23-Nov-23
4205/568-580 COLLINS STREET MELBOURNE VIC 3000	\$462,000	14-Feb-24
105/565 FLINDERS STREET MELBOURNE VIC 3000	\$485,000	03-Apr-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: 01 May 2024



**3402/568-580 COLLINS STREET  
MELBOURNE VIC 3000**

2 1 1

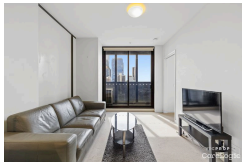
Sold Price

**\$440,000**

Sold Date **23-Nov-23**

Distance

**0.23km**



**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**



**105/565 FLINDERS STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

<sup>RS</sup> **\$485,000**

Sold Date **03-Apr-24**

Distance

**0.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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