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	802/7 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	$550,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$438,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Oct 2018	to	30 Sep 2019	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
1810/7 Katherine Place Melbourne VIC 3000	$595,500	06-Jun-18
2010/7 Katherine Place Melbourne VIC 3000	$630,000	20-Jun-19
2110/7 Katherine Place Melbourne VIC 3000	$625,000	16-Aug-18

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: 30 October 2019

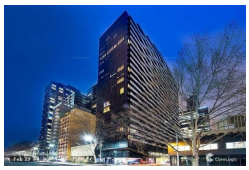
Ubertas Real Estate
P 03 9863 8260
M 0431 259 586
E pmiddlemiss@ubertas.com.au

1810/7 Katherine Place Melbourne VIC 3000

2 2 2

Sold Price **$595,500** Sold Date **06-Jun-18**

Distance **-**

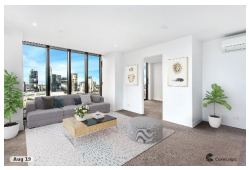


2010/7 Katherine Place Melbourne VIC 3000

2 2 2

Sold Price **$630,000** Sold Date **20-Jun-19**

Distance **-**



2110/7 Katherine Place Melbourne VIC 3000

2 2 2

Sold Price **$625,000** Sold Date **16-Aug-18**

Distance **-**

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

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