

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

2204/7 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

1703/8 DOWNIE STREET MELBOURNE VIC 3000	\$350,000	09-Nov-23
2208/8 DOWNIE STREET MELBOURNE VIC 3000	\$338,000	24-Oct-23
101/565 FLINDERS STREET MELBOURNE VIC 3000	\$345,000	15-Sep-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: 29 February 2024


**1703/8 DOWNIE STREET
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price **\$350,000** Sold Date **09-Nov-23**

Distance **0.04km**


**2208/8 DOWNIE STREET
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price **\$338,000** Sold Date **24-Oct-23**

Distance **0.04km**


**101/565 FLINDERS STREET
MELBOURNE VIC 3000**

 1
  1
  1

Sold Price **\$345,000** Sold Date **15-Sep-23**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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