

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

707/7 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

\$420,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,000

Property type

House

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

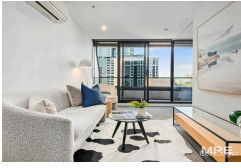
Date of sale

905/7 KATHERINE PLACE MELBOURNE VIC 3000	\$430,000	22-Apr-24
1106/7 KATHERINE PLACE MELBOURNE VIC 3000	\$450,000	30-Sep-10
1409/7 KATHERINE PLACE MELBOURNE VIC 3000	\$435,000	12-Aug-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: 08 October 2024



**905/7 KATHERINE PLACE
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$430,000** Sold Date **22-Apr-24**

Distance **0km**



**1106/7 KATHERINE PLACE
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$450,000** Sold Date **30-Sep-10**

Distance **0km**



**1409/7 KATHERINE PLACE
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$435,000** Sold Date **12-Aug-23**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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