

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

\$440,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

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

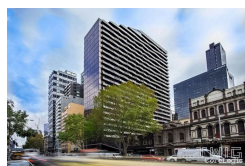
Date of sale

1106/7 KATHERINE PLACE MELBOURNE VIC 3000	\$450,000	29-Aug-24
905/7 KATHERINE PLACE MELBOURNE VIC 3000	\$430,000	22-Apr-24
1407/7 KATHERINE PLACE MELBOURNE VIC 3000	\$435,000	22-Aug-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: 05 March 2025

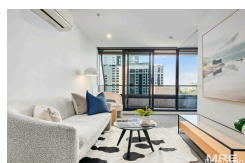


**1106/7 KATHERINE PLACE
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$450,000** Sold Date **29-Aug-24**

Distance **0km**

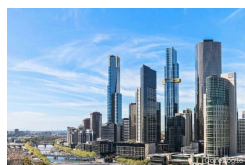


**905/7 KATHERINE PLACE
MELBOURNE VIC 3000**

 2  1  -

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

Distance **0km**



**1407/7 KATHERINE PLACE
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$435,000** Sold Date **22-Aug-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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