

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

404/7 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2018

to

31 Aug 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

1004/7 Katherine Place Melbourne VIC 3000	\$305,000	26-Nov-18
412/7 Katherine Place Melbourne VIC 3000	\$315,000	21-Jan-19
712/7 Katherine Place Melbourne VIC 3000	\$315,000	29-May-19

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: 15 September 2019

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**1004/7 Katherine Place Melbourne
VIC 3000**

Sold Price **\$305,000** Sold Date **26-Nov-18**

 1  1  -

Distance -



**412/7 Katherine Place Melbourne
VIC 3000**

Sold Price **\$315,000** Sold Date **21-Jan-19**

 1  1  -

Distance -



**712/7 Katherine Place Melbourne
VIC 3000**

Sold Price Sold Date **29-May-19**

 1  1  -

Distance -

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

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