

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

1702/7 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

\$490,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

908/565 FLINDERS STREET MELBOURNE VIC 3000	\$506,000	15-Feb-24
3510/220 SPENCER STREET MELBOURNE VIC 3000	\$518,000	08-Dec-23
2609/639 LONSDALE STREET MELBOURNE VIC 3000	\$518,000	16-Jan-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.~~

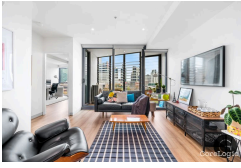
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**908/565 FLINDERS STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$506,000** Sold Date **15-Feb-24**

Distance **0.11km**



**3510/220 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$518,000** Sold Date **08-Dec-23**

Distance **0.59km**



**2609/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

Sold Date **16-Jan-24**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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