

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address 2603/7 Katherine Place, Melbourne VIC 3000
Including suburb & postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$299,000 or range between X & X

Median sale price

Median price \$465,500 Property type Apartment Suburb Melbourne
Period - From 1/10/22 to 30/9/23 Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Sale Date	Size	Bed	Bath	Car
1. 310/565 Flinders Street	\$290,000	24/1/24	41m2	1	1	0
2. 1408/8 Downie Street	\$318,000	13/11/23	49m2	1	1	0
3. 2204/380 Little Lonsdale Street	\$298,000	23/1/24	40m2	1	1	0

This Statement of Information was prepared on: 7/2/24

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 803/7 Katherine Place	\$270,000	17/7/23	38m2	1	1	0
5. 711/7 Katherine Place	\$285,000	12/10/23	33m2	1	1	0
6. 2001/7 Katherine Place	\$290,000	6/7/23	44m2	1	1	0

Material Fact to Disclose

No

Current Rent & Lease Expiry

\$450.00pw | Periodic

Rental Potential (pw)

\$500.00 - \$525.00

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$798.73	\$678.98	\$2,654.33	\$4,132.04

Size	Year Built	Complex/Block	Facilities
38m2	2013	275	Communal gym

Owners Corporation

Network Pacific -
03 9816 4722

Chattels

All fixed floor coverings, electric light fittings & window furnishings

Building

Aura Apartments

Sale Method

Private Sale

Terms

10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.