

STATEMENT OF INFORMATION

2110/7 KATHERINE PLACE, MELBOURNE, VIC

PREPARED BY CITY RESIDENTIAL REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



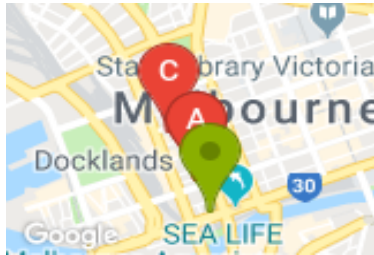
2110/7 KATHERINE PLACE, MELBOURNE,  2  2  2

Indicative Selling Price

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

Price Range: **\$640,000 to \$670,000**

MEDIAN SALE PRICE



MELBOURNE, VIC, 3000

Suburb Median Sale Price (Unit)

\$489,000

01 April 2017 to 31 March 2018

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



4008/568 COLLINS ST, MELBOURNE, VIC 3000  2  2  1

Sale Price

\$654,000

Sale Date: 29/11/2017

Distance from Property: 250m



5711/568 COLLINS ST, MELBOURNE, VIC 3000  2  2  1

Sale Price

\$665,000

Sale Date: 09/08/2017

Distance from Property: 250m



4812/639 LONSDALE ST, MELBOURNE, VIC  2  2  1

Sale Price

***\$661,500**

Sale Date: 04/08/2017

Distance from Property: 638m



This report has been compiled on 28/06/2018 by City Residential Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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
Including suburb and
postcode

2110/7 KATHERINE PLACE, MELBOURNE, VIC

Indicative selling price

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

Price Range: \$640,000 to \$670,000

Median sale price

Median price \$489,000

House

Unit

X

Suburb

MELBOURNE

Period 01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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 | Date of sale |
|---|------------|--------------|
| 4008/568 COLLINS ST, MELBOURNE, VIC 3000 | \$654,000 | 29/11/2017 |
| 5711/568 COLLINS ST, MELBOURNE, VIC 3000 | \$665,000 | 09/08/2017 |
| 4812/639 LONSDALE ST, MELBOURNE, VIC 3000 | *\$661,500 | 04/08/2017 |