

STATEMENT OF INFORMATION

2108/7 KATHERINE PLACE, MELBOURNE, VIC 3004

PREPARED BY CITY RESIDENTIAL REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2108/7 KATHERINE PLACE, MELBOURNE,  2  1  -

Indicative Selling Price

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

Price Range: **\$440,000 to \$460,000**

MEDIAN SALE PRICE



MELBOURNE, VIC, 3004

Suburb Median Sale Price (Unit)

\$492,000

01 January 2017 to 31 December 2017

Provided by: 

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.



1506/8 DOWNIE ST, MELBOURNE, VIC 3004  2  1  1

Sale Price

***\$459,000**

Sale Date: 09/03/2018

Distance from Property: 43m 



1710/83 QUEENS BRIDGE ST, SOUTHBANK,  2  1  1

Sale Price

***\$685,000**

Sale Date: 07/03/2018

Distance from Property: 538m 



1115/83 QUEENS BRIDGE ST, SOUTHBANK,  2  1  1

Sale Price

***\$646,000**

Sale Date: 17/02/2018

Distance from Property: 538m 

This report has been compiled on 13/03/2018 by City Residential Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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2608/7 KATHERINE PL, MELBOURNE, VIC 3004  2  1  2

Sale Price
\$885,000

Sale Date: 09/01/2018

Distance from Property: 0m



2805/200 SPENCER ST, MELBOURNE, VIC 3004  2  1  1

Sale Price
***\$615,000**

Sale Date: 27/12/2017

Distance from Property: 543m



601/639 LITTLE BOURKE ST, MELBOURNE, VIC  2  1  -

Sale Price
***\$475,000**

Sale Date: 04/12/2017

Distance from Property: 552m



2508/7 KATHERINE PL, MELBOURNE, VIC 3000  2  1  -

Sale Price
\$435,000

Sale Date: 23/11/2017

Distance from Property: 0m



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

2108/7 KATHERINE PLACE, MELBOURNE, VIC 3004

Indicative selling price

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

Price Range: \$440,000 to \$460,000

Median sale price

Median price

\$492,000

House

Unit

X

Suburb

MELBOURNE

Period

01 January 2017 to 31 December 2017

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
1506/8 DOWNIE ST, MELBOURNE, VIC 3004	*\$459,000	09/03/2018
1710/83 QUEENS BRIDGE ST, SOUTHBANK, VIC 3006	*\$685,000	07/03/2018
1115/83 QUEENS BRIDGE ST, SOUTHBANK, VIC 3006	*\$646,000	17/02/2018
2608/7 KATHERINE PL, MELBOURNE, VIC 3004	\$885,000	09/01/2018

2805/200 SPENCER ST, MELBOURNE, VIC 3004	*\$615,000	27/12/2017
601/639 LITTLE BOURKE ST, MELBOURNE, VIC 3004	*\$475,000	04/12/2017
2508/7 KATHERINE PL, MELBOURNE, VIC 3000	\$435,000	23/11/2017