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 & postcode	1903/7 Katherine Place , Melbourne VIC 3000

Indicative selling price

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

Single price	$280,000	or range between	X	&	X

Median sale price

Median price	$478,564	Property type	Apartment	Suburb	Melbourne
Period - From	01/01/23	to	31/12/23	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. 2603/7 Katherine Pace	$305,000	08/03/24	38m2	1	1	0
2. 1012/7 Katherine Place	$345,000	26/04/24	48m2	1	1	0
3. 1904/7 Katherine Place	$322,500	04/04/24	45m2	1	1	0

This Statement of Information was prepared on: 29/04/24

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 2006/620 Collins Street	$318,000	04/04/24	50m2	1	1	0
5. 1308/555 Flinders Street	$315,000	15/03/24	56m2	1	1	0
6. 1804/8 Downie Street	$320,000	03/03/24	51m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	$475pw | 23/05/25	$475pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$700.00	$798.73	$2,228.27	$3,727.00

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

Owners Corporation	Chattels
Network Pacific – 9816 4722	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Aura Apartments	Private Sale	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.