

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	6a/27 Russell Street, MELBOURNE VIC 3000
Including suburb & postcode	

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price	\$1,290,000	or range between	X	&	X
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Median sale price

Median price	\$495,000	Property type	Apartment	Suburb	Melbourne
Period - From	01/04/22	to	31/03/22	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. 3/349 Flinders Lane	\$1,100,000	04/07/23	130m2	2	2	0
2. 33/7 Drewery Lane	\$1,150,000	03/05/23	83m2	2	2	1
3. 9/365 Little Bourke Street	\$1,737,000	11/05/23	158m2	3	1	1

This Statement of Information was prepared on: 06/09/2023

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 7B/27 Russell Street	\$1,592,000	10/11/22	100m2	2	2	1
5. 11/30 Oliver Lane	\$1,653,000	01/02/23	119m2	2	1	0
6. 5/192 Little Collins Street	\$1,650,000	30/11/22	159m2	2	2	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
Yes	N/A	\$950 pw / \$4,127.98 pcm

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,714.65	\$678.98	\$5,565.40	\$7,959.03

Size	Year Built	Complex/Block	Facilities
104m2	1930	29/29	N/A

Owners Corporation	Chattels
Victoria Body Corp Services 03 8531 8100	All fixed floor coverings, electrical light fittings, dishwasher

Building	Sale Method	Terms
Cavendish House	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.