

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 **510/118 Russell Street, Melbourne 3000**
Including suburb & postcode

Indicative selling price

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

Single price **X** or range between **\$590,000** & **\$630,000**

Median sale price

Median price **\$820,000** Property type **Apartment** Suburb **East Melbourne**
Period - From **Oct 2018** to **Sep 2019** 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	Date of sale
1. 53/24-38 Little Bourke Street	\$587,000	7/01/20
2. 514/9 Degraes Street	\$585,000	01/01/20
3. 57/24-38 Little Bourke Street	\$570,000	19/12/19

This Statement of Information was prepared on: **31/01/2020**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 58/24-38 Little Bourke Street	\$600,000	12/12/19	74m2	2	1	0
5. 810/29 Market Street	\$615,000	24/10/19	69m2	2	1	0

Current Lease Expiry	Current Rental (pw/pcm)	Rental Potential (pw/pcm)
Vacant	N/A	\$515 / \$2237.80

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates Owners Corporation	Owners Corporation	Total Fees
\$1392.45	\$1015.98	\$4509.80	\$6918.23
Size	Year Built	Complex/Block	Facilities
64m2	1954 - Refurb 2002	149 / 149	None
Owners Corporation	Chattels		
Fawkner May	All fixtures and fittings of a permanent nature		
Building	Sale Method		Terms
Hero	Auction 15/02/20 at 2:00pm		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.