

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 908/422 Collins Street MELBOURNE, VIC 3000

Indicative selling price

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

Single price X or range between \$475,000 & \$520,000

Median sale price

Median price \$515,444 Property type Apartment Suburb Melbourne
Period - From 01/10/2020 to 30/09/2021 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. 1225/422 Collins Street	\$528,000	18/02/2021
2. 604/501 Little Collins Street	\$530,000	07/12/2021
3. 43/243 Collins Street	\$485,000	20/11/2021

This Statement of Information was prepared on: 28/03/2022

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 4/27 Flinders Lane	\$510,000	18/11/2021	51 m2	1	1	0
5. 303/115 Swanston Street	\$546,100	28/07/2021	54 m2	1	1	0
6. 1/117 Hardware Street	\$530,000	12/09/2021	55m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$375 / \$1629.46

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1000.74	\$615.88	\$3015.10	\$4631.72
Size	Year Built	Complex/Block	Facilities
57 m2	1924 Refurb. 2001	219 / 219	None
Owners Corporation	Chattels		
LR Reed 8684 8888	All fixed floor coverings, electric light fittings, window furnishings and refrigerator		
Building	Sale Method	Terms	
Temple Court	Deadline Sale 26/04/22 @ 12pm	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.