

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 1008/68 La Trobe Street, MELBOURNE VIC 3000

Indicative selling price

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

Single price \$549,000

or range between X

& X

Median sale price

Median price \$501,900

Property type Apartment

Suburb Melbourne

Period - From 01/01/2021

to

31/12/2021

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	Sale Date	Size	Bed	Bath	Car
1. 608/399 Bourke Street	\$538,500	29/03/22	61m2	2	1	1
2. 2308/668 Bourke Street	\$567,500	25/02/22		2	1	1
3. 1005/68 La Trobe Street	\$545,000	8/12/21	69m2	2	1	1

This Statement of Information was prepared on: 15/06/2022

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1811/618 Lonsdale Street	\$598,000	14/02/22		2	2	1
5. 821/181 Exhibition Street	\$590,000	8/12/21	76m2	2	1	1
6. 1507/618 Lonsdale Street	\$575,000	3/05/22		2	2	1

Material Fact to Disclose

See Agent

Current Rent & Lease Expiry

N/A

Rental Potential (pw/pcm)

\$475 / \$2064

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1182.36	\$615.88	\$6,040.40	\$7838.64

Size	Year Built	Complex/Block	Facilities
69.97m2	2004	259/259	Gym, pool, steam room, conference room, gardens, BBQ and 24-hour concierge

Owners Corporation

The Knight –
(03) 9509 3144

Chattels

All fixed floor coverings, electric light fittings and window furnishings

Building

Concept Blue

Sale Method

Private Sale

Terms

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.