

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	11/30 Oliver Lane, 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	X	or range between	\$1,650,000	&	\$1,800,000
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Median sale price

Median price	\$520,000	Property type	Apartment	Suburb	Melbourne
Period - From	01/10/21	to	30/09/22	Source	REIV

Comparable property sales (\*Delete A or B below as applicable)

B\* The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 18/01/2023

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

Address of comparable property	Price	Sale Date	Size	Bed	Bath	Car
1. 5/192 Little Collins Street	\$1,650,000	30/11/22	156m2	2	2	0
2. 7B/27 Russell Street	\$1,592,000	10/11/22	100m2	2	2	1
3. 6/237 Flinders Lane	\$2,150,000	21/02/22	177m2	2	2	0
4. 11/73 Flinders Lane	\$1,950,000	16/05/22	172m2	2	2	1
5. 31/30 La Trobe Street	\$1,525,000	20/05/22	109m2	2	2	1
6. 601/166 Flinders Street	\$1,500,000	17/10/22	126m2	2	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
Yes	N/A	\$750 / \$3,258.93

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$2,476.14	\$660.97	\$5,787.00	\$8,924.11

Size	Year Built	Complex	Facilities
119m2	1907 (converted in 1995, with 2 upper floors added 2009)	12	None

Owners Corporation	Chattels
Dixon Kestles – 03 9690 3488	All fixed floor coverings, electric light fittings & window furnishings, black sofa and SMEG fridge

Building	Sale Method	Terms
The Bond Store	Deadline Sale - 31/01/23 @ 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.