

# 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 **303/115 Swanston Street MELBOURNE VIC 3000**  
Including suburb & postcode

### Indicative selling price

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

Single price **X** or range between **\$460,000** & **\$500,000**

### Median sale price

Median price **\$527,500** Property type **Apartment** Suburb **MELBOURNE**  
Period - From **01/04/21** to **31/03/21** 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. 7/392 Russell Street	\$505,000	20/03/21
2. 406/422 Collins Street	\$467,500	30/04/21
3. 802/115 Swanston Street	\$437,500	06/03/21

This Statement of Information was prepared on: **16/07/2021**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 17/131 La Trobe St	\$477,500	16/03/21	61m2	1	1	0
5. 815/422 Collins Street	\$474,000	14/08/21	54m2	1	1	0
6. 402/39 Queen Street	\$505,000	04/05/21	62m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$325 / \$1412.21 (Covid Adj.)

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$903.58	\$660.00	\$5615.44	\$7179.02
Size	Year Built	Complex/Block	Facilities
54m2	1924	61 / 61	None
Owners Corporation	Chattels		
Fitzroys - 03 9275 7777	All fixed floor coverings, electric light fittings, window furnishings, washing machine, fridge & microwave		
Building	Sale Method	Terms	
Capitol Apartments	Deadline Sale - 28/07/21 @ 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.