

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 **403/20-22 McKillop Street, MELBOURNE VIC 3000**
Including suburb & postcode

Indicative selling price

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

Single price **\$475,000**

or range between X

&

X

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. 43/243 Collins Street | \$485,000 | 20/11/2021 |
| 2. 4/27 Flinders Lane | \$510,000 | 18/11/2021 |
| 3. 1709/222 Russell Street | \$495,000 | 22/10/2021 |

This Statement of Information was prepared on: **30/03/2022**

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

| Additional comparable sales | Price | Sale Date | Size | Bed | Bath | Car |
|--------------------------------|-----------|-----------|------|-----|------|-----|
| 4. 23/562 Little Bourke Street | \$450,000 | 05/10/21 | 66m2 | 1 | 1 | 0 |
| 5. 303/115 Swanston Street | \$546,100 | 28/07/21 | 54m2 | 1 | 1 | 0 |
| 6. 14/50 Bourke Street | \$457,000 | 05/07/21 | 65m2 | 1 | 1 | 0 |

Material Fact to Disclose

No

Current Rent & Lease Expiry

N/A (Vacant)

Rental Potential (pw/pcm)

\$350/\$1520.83 (Covid adj.)

Property Outgoing Information (approximately per annum)

| Council Rates | Water Rates | Owners Corporation | Total Fees |
|---------------|-------------|--------------------|------------|
| \$894.62 | \$615.80 | \$4072.82 | \$5583.24 |

| Size | Year Built | Complex/Block | Facilities |
|------|-------------------|---------------|------------|
| 51m2 | 1889, refurb 2004 | 12/12 | None |

Owners Corporation

Sentinel Strata Services

Chattels

All fixed floor coverings, electric light fittings and window furnishings

Building

Emerald Apartments

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.