

# 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 **204/118 Russell Street, Melbourne 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 **\$680,000** & **\$730,000**

### Median sale price

Median price **\$537,000** Property type **Apartment** Suburb **Melbourne**  
Period - From **01/10/19** to **30/09/20** 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. 1102/118 Russell Street	\$951,000	29/10/2020
2. 504/258 Flinders Lane	\$800,000	28/10/2020
3. 816/108 Flinders Street	\$720,000	16/09/2020

This Statement of Information was prepared on: **18/01/2021**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1008/118 Russell Street	\$820,000	09/12/19	82m2	2	1	1
5. 303/118 Russell Street	\$679,500	22/10/19	92m2	2	1	0
6. 205/118 Russell Street	\$825,000	30/05/19	100m2	2	2	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
N/A	N/A - Vacant	\$500 / \$2172.62 (COVID adj.)

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,409	\$667	\$6,163.40	\$8,239.40

Size	Year Built	Complex/Block	Facilities
92m2	1954 - Refurb. 2002	149 / 149	N/A

Owners Corporation	Chattels
Fawkner May	All fixed floor coverings, electric light fittings, window furnishings.

Building	Sale Method	Terms
Hero	Deadline Sale 09/02/21 @ 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.