

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	55/38 Manchester Lane, MELBOURNE VIC 3000
Including suburb & postcode	

Indicative selling price

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

Single price	\$750,000	or range between	X	&	X
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Median sale price

Median price	\$525,000	Property type	Apartment	Suburb	Melbourne
Period - From	01/01/22	to	31/12/22	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. 104/258 Flinders Lane	\$839,000	25/02/23	71m2	1	1	0
2. 1/50 Little La Trobe Street	\$790,000	27/01/23	98m2	2	2	1
3. 301/241 Flinders Lane	\$825,000	22/10/23	75m2	2	1	0

This Statement of Information was prepared on: 02/05/2023

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1301/422 Collins Street	\$715,000	21/10/22	91m2	1	1	0
5. 602/238 Flinders Lane	\$820,000	01/08/22	70m2	2	2	0
6. 33/38 Manchester Lane	\$815,000	18/05/22	100m2	2	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$575 / \$2,498.51

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,151.00	\$640.00	\$4,316.00	\$6,107.00
Size	Year Built	Complex/Block	Facilities
80m2	1912 subdivided in 2000	30 /30	None
Owners Corporation	Chattels		
MBCM – 03 9415 8800	All fixed floor coverings, electric light fittings & window furnishings		
Building	Sale Method	Terms	
Manchester House	Private Sale	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.