

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 **41/287 Exhibition Street, Melbourne 3000**
Including suburb & postcode

Indicative selling price

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

Single price **\$420,000** or range between \$ & \$

Median sale price

Median price **\$510,000** Property type **Apartment** Suburb **Melbourne**
Period - From **01/04/2019** to **31/03/2020** 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. 4/24-38 Little Bourke Street	\$410,000	30-Apr-20
2. 103/16-22 Liverpool Street	\$405,000	24-Mar-20
3. 113/318-322 Little Bourke Street	\$380,000	04-Jan-20

This Statement of Information was prepared on: **04/06/2020**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 602/260 Little Collins Street	\$385,000	15-Mar-20	40m2	1	1	0
5. 205/108 Flinders Street	\$460,000	16-Dec-19	51m2	1	1	0
6. 304/243 Collins Street	\$446,000	04-Feb-20	N/A	1	1	0

Current Lease Expiry	Current Rental (pw/pcm)	Rental Potential (pw/pcm)
N/A – Vacant	N/A – Vacant	\$450 / \$1955.36

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$828.86	\$666.86	\$4875.6	\$6371.32

Size	Year Built	Complex	Facilities
60m2	1977	55	N/A

Owners Corporation	Chattels
Binks & Associates	All fixtures and fittings of a permanent nature including the integrated seating in the lounge and shelving/cabinetry in the entry.

Building	Sale Method	Terms
Exhibition Apartments	Private Sale by deadline 4pm 29/06/20	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.