

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address Including suburb & postcode 503/318 Little Bourke Street, Melbourne VIC 3000

### 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 & \$505,000

### Median sale price

Median price \$488,800 Property type Apartment Suburb Melbourne

Period - from 01/04/23 to 31/03/24 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. 24/1 Exhibition St          | \$510,000 | 06/06/24  | 62m2 | 1   | 1    | 0   |
| 2. 303/318 Little Bourke St    | \$488,800 | 13/02/24  | 52m2 | 1   | 1    | 0   |
| 3. 110/238 Flinders Ln         | \$495,100 | 12/03/24  | 57m2 | 1   | 1    | 0   |

This Statement of Information was prepared on: 24/07/24

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

| Additional comparable sales | Price     | Sale Date | Size | Bed | Bath | Car |
|-----------------------------|-----------|-----------|------|-----|------|-----|
| 4. 1/562 Little Bourke St   | \$490,000 | 10/01/24  | 65m2 | 1   | 1    | 0   |
| 5. 11/12 Collins Way        | \$455,000 | 17/04/24  | 60m2 | 1   | 1    | 0   |
| 6. 402/422 Collins St       | \$545,000 | 13/12/23  | 62m2 | 1   | 1    | 0   |

| Material Fact to disclose | Current Rent & Lease Expiry | Rental Potential (pw) |
|---------------------------|-----------------------------|-----------------------|
| Yes                       | N/A                         | \$550-\$600pw         |

### Property Outgoing Information (approximately per annum)

| Council Rates | Water Rates | Owners Corporation | Total Fees |
|---------------|-------------|--------------------|------------|
| \$543.24      | \$678.98    | \$5,672.40         | \$6,894.62 |

| Size | Year Built  | # In Complex/Block | Facilities |
|------|---|--------------------|------------|
| 47m2 | 1890, refurbished and subdivided into residential units in 1999 | 65                 | None       |

| Owners Corporation           | Chattels  |
|------------------------------|---|
| Dixon Kestles - 03 9690 3488 | All fixed floor coverings, electric light fittings & window furnishings |

| Building                               | Sale Method                  | Terms                            |
|--|------------------------------|----------------------------------|
| Break Free (Heritage on Little Bourke) | Deadline Sale 14/08/24 @ 4pm | 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.