

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	1/7 Drewery Lane, MELBOURNE VIC 3000
Including suburb & postcode	

Indicative selling price

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

Single price	X	or range between	\$950,000	&	\$1,000,000
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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. 401/238 Flinders Lane	\$965,000	31/01/2022
2. 10/131 La Trobe Street	\$965,000	07/12/2021
3. 10/628 St Kilda Road	\$905,000	30/11/2021

This Statement of Information was prepared on: 04/04/2022

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 21/300 King Street	\$1,025,000	15/11/21	140m2	2	1	1
5. 1229/422 Collins Street	\$880,000	28/05/21	96m2	2	1	0
6. 512/238 Flinders Lane	\$1,192,000	11/03/21	114m2	3	2	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
NO	N/A	\$650 / \$2824.40

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1588.33	\$615.88	\$3951.20	\$6155.41

Size	Year Built	Complex/Block	Facilities
84 m2	1910 – conversion 1995	45 / 45	Communal Roof Terrace & Garden

Owners Corporation	Chattels
Teska & Carson 9421 7085	All fixed floor coverings, electric light fittings and window furnishings

Building	Sale Method	Terms
Dovers Printery	Deadline Sale 27/04/22 @ 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.