

# 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 **1709/222 Russell Street MELBOURNE VIC 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 **\$495,000** or range between **X** & **X**

### Median sale price

Median price **\$527,500** Property type **Apartment** Suburb **MELBOURNE**  
Period - From **01/04/20** to **31/03/21** 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. 210/300 Swanston Street	\$570,000	04/06/2021
2. 1805/222 Russell Street	\$476,500	02/07/2021
3. 409/118 Russell Street	\$485,000	30/04/2021

This Statement of Information was prepared on: **20/10/2021**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 14/50 Bourke Street	\$457,000	05/07/21	65m2	1	1	0
5. 710/118 Russell Street	\$585,000	02/12/20	72m2	2	1	0
6. 803/222 Russell Street	\$445,000	16/03/20	61m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	Hotel Lease End - 31/10/2021	\$400pw / \$1738.10pcm

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1641.41	\$976.07	\$5792.13	\$8409.61

Size	Year Built	Complex / Block	Facilities
65.2m2	2001	269 / 269	Secure parking, gym, pool and sun terrace

Owners Corporation	Chattels
Ace Body Corporate Ph: 03 9939 4968	All fixed floor coverings, electric light fittings and window furnishings

Building	Sale Method	Terms
Mantra on Russell	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.