

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 46/38 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 \$2,200,000 or range between X & X

Median sale price

Median price \$495,000 Property type Apartment Suburb Melbourne
Period - From 1/4/22 to 31/3/23 Source REIV

Comparable property sales (*Delete A or B below as applicable)

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 7/12/23

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

Additional comparable sales	Price	Sale Date	Size m2	Bed	Bath	Car
1. 44/60 Flinders Lane	\$2,200,000	8/9/23		3	2	2
2. 9/365 Little Bourke Street	\$1,736,000	11/5/23	154	3	1	1
3. 704/501 Little Collins Street	\$1,950,000	13/2/23	142	3	2	2
4. 11/30 Oliver Lane	\$1,653,000	1/2/23	119	2	1	0
5. 5/192 Little Collins Street	\$1,650,000	30/11/22	159	2	2	0
6. 7B/27 Russell Street	\$1,572,000	10/11/22	104	2	2	0

Material Fact to Disclose

No

Current Rent & Lease Expiry

N/A

Rental Potential (pw)

\$1,000 - \$1,200pw

Property Outgoing Information (approximately per annum)

Council Rates

\$2,441.63

Water Rates

\$678.98

Owners Corporation

\$7,487.00

Total Fees

\$10,607.61

Size

205m2

Year Built

1912, Subdivided in 2000

Complex/Block

30

Facilities

None

Owners Corporation

MBCM - 03 9415 8800

Chattels

All fixed floor coverings, electric light fittings & window furnishings

Building

Manchester House

Sale Method

Private Sale

Terms

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.