

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

Including suburb & postcode

21/300 King Street MELBOURNE VIC 3000

Indicative selling price

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

Single price

X

or range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$527,500

Property type

Apartment

Suburb

MELBOURNE

Period - From

01/04/20

to

31/03/2021

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. 3/349 Flinders Lane	\$1,040,000	29/06/21
2. 901/15 Collins Street	\$1,100,000	02/08/21
3. 101/390 Little Collins Street	\$1,160,000	28/05/21

This Statement of Information was prepared on:

10/11/2021

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1112/422 Collins Street	1,066,000	01/04/21		2	1	1
5. 17/300 King Street	\$985,000	27/05/21		4	2	1
6. 32/300 King Street	\$1,005,000	04/08/20		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
\$1866.10	\$615.88	\$6430.20	\$8912.18
Size	Year Built	Complex/Block	Facilities
140m2	1923	33	N/A

Owners Corporation	Chattels
Body Corporate Guardians PTY.LTD - 03 9521 5200	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
The Wiltshire	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.