

# 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 53/1 Exhibition 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 \$470,000 & \$510,000

### Median sale price

Median price \$520,000 Property type Apartment Suburb Melbourne  
Period - From 01/07/21 to 30/06/22 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. 36/562 Little Bourke Street	\$485,500	06/09/22	62m2	1	1	0
2. 25/24 Little Bourke Street	\$460,000	30/11/22	53m2	1	1	0
3. 4/162 Exhibition Street	\$435,000	22/08/22	45m2	1	1	0

This Statement of Information was prepared on: 13/12/2022

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 403/1 Manchester Lane	\$485,000	20/11/21	50m2	1	1	0
5. 608/422 Collins Street	\$505,000	20/04/22	58m2	1	1	0
6. 23/1 Exhibition Street	\$570,000	28/05/22	50m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
Yes	N/A	\$450 / \$1955.35

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$650.94	\$636.28	\$6063.00	\$7350.22
Size	Year Built	Complex/Block	Facilities
42m2	1925. Refurb & subdivided 1993	24 / 24	None
Owners Corporation	Chattels		
Excel – 03 9894 3077	All fixed floor coverings, electric light fittings & window furnishings		
Building	Sale Method	Terms	
One Exhibition	Deadline Sale - 20/12/22 @ 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.