

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 **53/398 La Trobe Street, 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 **\$700,000** & **\$760,000**

Median sale price

Median price **\$510,000** Property type **Apartment** Suburb **Melbourne**
Period - From **01/04/2019** to **31/03/2020** 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. 404/166 Flinders Street	\$680,000	04/12/2020
2. 203/118 Russell Street	\$750,000	04/12/2020
3. 1/50 Little La Trobe Street	\$754,800	10/08/2020

This Statement of Information was prepared on: **14/12/2020**

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

Additional comparable sales	Price	Sale Date	Size m2	Bed	Bath	Car
4. 42/398 La Trobe Street	\$752,000	22/06/19	123.9	2	1.5	1
5. 48/398 La Trobe Street	\$1,000,000	18/04/19	148.5	3	2.5	1
6. 1605/601 Little Lonsdale St	\$792,880	07/05/20	100	3	2	1

Material Fact to Disclose	Current Lease Expiry & Rent	Rental Potential (pw/pcm)
N/A	N/A – Vacant	\$550 / \$2389.88

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1483.38	\$666.86	\$5362.5	\$7512.74

Size	Year Built	Complex/Block	Facilities
111.4m2	Built 1929; Converted 1998	58 / 58	Exercise Room/Gym

Owners Corporation	Chattels
BCS - 03 9616 1699	All fixtures and fittings of a permanent nature.

Building	Sale Method	Terms
Hudson on La Trobe Apartments	Deadline Sale 14/01/21 @ 5pm	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.