

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 **P23/394 Collins Street, Melbourne 3000**
Including suburb & postcode

Indicative selling price

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

Single price **\$370,000** or range between &

Median sale price

Median price **\$537,000** Property type **Apartment** Suburb **Melbourne**

Period - From **01/10/2019** to **30/09/2020** Source **REIV**

Comparable property sales

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. 32/1-9 Exhibition Street	\$480,000	27/11/2020
2. 426/57 Spencer Street	\$400,000	02/11/2020
3. 515/422 Collins Street	\$370,000	23/07/2020

This Statement of Information was prepared on: **08/01/2021**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 641/57 Spencer Street	\$300,000	03/07/20	31m2	1	1	0
5. 105/296 Flinders Street	\$290,000	04/07/20	52m2	1	1	0
6. 641/67 Spencer Street	\$300,000	03/07//20	31m2	S	1	0

Current Lease Expiry	Current Rental (pw/pcm)	Rental Potential (pw/pcm)
Vacant	N/A – Vacant	\$300 / \$1300 (COVID adj.)

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$860	\$667	\$5384.94	\$6,911.94

Size	Year Built	Complex/Block	Facilities
41m2	1875 & 1929 converted 2001	88 / 88	Gym

Owners Corporation	Chattels
L R Reed – 03 8684 8888	All fixed floor coverings, electric light fittings, Fridge/Freezer Westinghouse (Flex Space) and Front Loading Bosch Washer/Dryer (Series 6 Exclusive)

Building	Sale Method	Terms
Treasury on Collins	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.