

# 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 104/601 Little Collins 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 \$599,000

or range between X

& X

### Median sale price

Median price \$520,000

Property type Apartment

Suburb MELBOURNE

Period - From 01/10/2021

to

30/09/2022

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. 601/57 Flinders Lane	\$650,000	01/08/22	95m2	2	2	0
2. 1108/422 Collins Street	\$690,000	16/08/22	88m2	2	1	0
3. 601/57 Flinders Lane	\$650,000	25/08/22	77m2	2	1	0

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

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 207/601 Little Collins Street	\$970,000	24/05/22	156m2	2	2	0
5. 205/601 Little Collins Street	\$771,500	08/06/19	97m2	2	2	0
6. 107/616 Little Collins Street	\$615,050	05/04/22	59m2	2	1	1

#### Material Fact to Disclose

No

#### Current Rent & Lease Expiry

\$400pw / \$1738.00pcm | 05/09/2023

#### Rental Potential (pw/pcm)

\$550 / \$2389.88

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,499.65	\$636.28	\$3,110.83	\$5,246.76
Size	Year Built	Complex/Block	Facilities
97m2	2004 - refurbished & converted in 2012	109 / 109	None

#### Owners Corporation

The Knight Alliance -  
03 9506 3144

#### Chattels

All fixed floor coverings, electric light fittings and window furnishings

#### Building

Sky Lofts

#### Sale Method

For 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.