

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	1306/1 William Street, MELBOURNE VIC 3000
Including suburb & postcode	

Indicative selling price

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

Single price	\$389,000	or range between	X	&	X
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Median sale price

Median price	\$423,900	Property type	Apartment	Suburb	Melbourne
Period - From	01/05/2021	to	30/04/2021	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. 2213/22-24 Jane Bell Lane	\$428,000	31/01/22
2. 3304/220 Spencer Street	\$420,000	27/01/22
3. 3812/120 A'Beckett Street	\$410,000	19/01/22

This Statement of Information was prepared on: 16/06/2022

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1314/555 Flinders Street	\$378,000	18/02/22	53m2	1	1	0
5. 3210/601 Little Lonsdale Street	\$388,000	09/01/22	62m2	1	1	0
6. 22/50 Bourke Street	\$375,000	20/12/21	47.5m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$375 / \$1629.46

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$840.48	\$615.88	\$4252.68	\$5709.11

Size	Year Built	Complex/Block	Facilities
50m2	1967, Refurb 1998	116/116	Swimming pool & onsite laundry

Owners Corporation	Chattels
Melb OC – 03 9108 3910	All fixed floor coverings & electric light fittings

Building	Sale Method	Terms
The Clarion Gateway Apartments	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.