

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	43/243 Collins Street MELBOURNE VIC
Including suburb & postcode	

Indicative selling price

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

Single price	\$470,000	or range between	X	&	X
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Median sale price

Median price	\$527,000	Property type	Apartment	Suburb	MELBOURNE
Period - From	01/04/2020	to	31/03/2021	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. 303/115 Swanston St	\$546,100	28/07/2021
2. 15/562 Little Bourke St	\$460,000	15/06/2021
3. 14.2/201 Spring St	\$485,000	06/06/2021

This Statement of Information was prepared on: 12/11/2021

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 406/422 Collins Street	\$467,500	30/04/21	58m2	1	1	0
5. 17/131 La Trobe St	\$477,500	16/03/21	61m2	1	1	0
6. 815/422 Collins Street	\$474,000	14/08/20	54m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$300pw / \$1303.57pcm

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$883.22	\$615.88	\$2911.85	\$4410.95
Size	Year Built	Complex/Block	Facilities
50m2	1884, refurb & remodel 1912, subdivided 2007	30/30	None

Owners Corporation	Chattels
Alliance Owners Corp. 03 9530 3915	All fixed floor coverings, electric light fittings, window furnishings & top load washing machine

Building	Sale Method	Terms
Merrigold 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.