

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 608/29 Market Street MELBOURE VIC 3000

Indicative selling price

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

Single price X or range between \$750,000 & \$795,000

Median sale price

Median price \$515,444 Property type Apartment Suburb MELBOURNE
Period - From 01/10/2020 to 30/09/2021 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. 101/422 Collins Street	\$885,000	04/05/22
2. 403/422 Collins Street	\$883,000	02/04/22
3. 10A/27 Russell Street	\$968,000	28/03/22

This Statement of Information was prepared on: 23/05/2022

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 15/192 Little Collins Street	\$755,000	19/03/22	77m2	2	1	0
5. 1109/422 Collins Street	\$752,499	25/02/22	99m2	2	1	1
6. 20/377 Little Collins Street	\$840,000	01/02/22	84m2	3	2	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$500 / \$2172.61 (Covid adj.)

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1566.96	\$615.88	\$5357.16	\$7540.00

Size	Year Built	Complex/Block	Facilities
85.5m2	1929	111	None

Owners Corporation

Bluestone Owners Corporation Management -
03 8535 2770

Chattels

All fixed floor coverings & electric light fittings

Building

Port Authority Building

Sale Method

Deadline Sale – 7/06/22 @ 12pm

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.