

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	917/422 Collins Street, MELBOURNE VIC 3000
Including suburb & postcode	

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price	X	or range between	\$640,000	&	\$680,000
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Median sale price

Median price	\$501,900	Property type	Apartment	Suburb	Melbourne
Period - From	01/01/2021	to	31/12/2021	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. 403/422 Collins Street	\$883,000	02/04/22
2. 634/57 Spencer Street	\$635,000	28/03/22
3. 1109/422 Collins Street	\$752,499	25/02/22

This Statement of Information was prepared on: 11/04/2022

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
5.1225/422 Collins Street	\$528,000	17/12/22	69m2	1	1	0
6.1117/422 Collins Street	\$789,000	20/09/22	71m2	2	1	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$525 / \$2281.50

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1342.62	\$615.88	\$4074.74	\$6033.24

Size	Year Built	Complex/Block	Facilities
73m2	1924. Refurb 2001	219 / 219	None

Owners Corporation	Chattels
LR Reed - 8684 8888	All fixed floor coverings, window furnishings, electric light fittings, integrated dishwasher and integrated fridge/freezer

Building	Sale Method	Terms
Temple Court	Deadline Sale 12/05/22 @ 12pm	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.