

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	107/616 Little Collins Street MELBOURNE VIC 3000
Including suburb & postcode	

Indicative selling price

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

Single price	X	or range between	\$570,000	&	\$620,000
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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. 1225/422 Collins Street	\$528,000	17/12/2021
2. 604/399 Bourke Street	\$675,000	29/11/2021
3. 1117/422 Collins Street	\$789,000	20/09/2021

OR

B* The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 07/03/2022

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4.12/30 La Trobe Street	\$658,000	01/09/2021	103 m2	2	2	0
5. 303/115 Swanston Street	\$546,100	28/07/2021	54 m2	1	1	0
6. 507/616 Little Collins St	\$585,000	08/07/2021	59 m2	2	1	1
Material Fact to Disclose	Current Rent & Lease Expiry		Rental Potential (pw/pcm)			
NO	N/A		\$450 / \$1955.35			

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$936.64	\$615.88	\$5834.00	\$7386.52
Size	Year Built	Complex/Block	Facilities
59.2 m2	1937 - Converted 1995	44	Communal Room Top Floor
Owners Corporation	Chattels		
L. R. Reed - 8684 8888	All fixed floor coverings, electirc light fittings and window furnishings		
Building	Sale Method	Terms	
Grand City Apartments	Deadline Sale – 05/04/22 @ 12noon	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.