

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 33/38 Manchester Lane, Melbourne 3000

Indicative selling price

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

Single price X or range between \$750,000 & \$800,000

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	Sale Date	Size	Bed	Bath	Car
1. 15/192 Little Collins Street	\$755,000	19/03/22	77m2	2	1	-
2. 403/422 Collins Street	\$883,000	2/04/22	88m2	2	1	-
3. 10A/27 Russell Street	\$968,000	1/04/22	111m2	2	1	-

This Statement of Information was prepared on: 11/05/2022

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 57/187 Collins Street	\$780,000	8/12/21	82m2	2	1	-
5. 604/296 Flinders Street	\$801,000	16/11/21	104m2	2	1.5	-
6. 25/562 Little Bourke Street	\$720,000	18/10/21	92m2	2	1	-

Material Fact to Disclose

See Agent

Current Rent & Lease Expiry

N/A

Rental Potential (pw/pcm)

\$550/\$2389.88

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1470.82	\$615.88	\$4932.60	\$7019.30
Size	Year Built	Complex/Block	Facilities
100m2	1912, subdivided in 2000	30	None
Owners Corporation	Chattels		
Melbourne Body Corporate Management	All fixed floor coverings, electric light fittings & window furnishings		
Building	Sale Method	Terms	
Manchester House	Deadline Sale 18 th of May 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.