

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	5/192 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	\$1,700,000	&	\$1,870,000
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Median sale price

Median price	\$520,000	Property type	Apartment	Suburb	Melbourne
Period - From	01/07/2021	to	30/06/2022	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

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: 29/11/2022

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

Address of comparable property	Price	Sale Date	Size	Bed	Bath	Car
1. 7B/27 Russell Street	\$ 1,592,000	10/11/22	100m2	2	2	1
2. 601/166 Flinders Street	\$1,500,000	17/10/22	126m2	2	1	0
3. 31/30 La Trobe Street	\$1,525,000	20/05/22	109m2	2	2	1
4. 11/73 Flinders Lane	\$1,950,000	16/05/22	172m2	2	2	1
5. 6/237 Flinders Lane	\$2,150,000	21/01/22	177m2	2	2	0
6. 1/50 Bourke Street	\$1,550,000	29/06/20	187m2	3	2	1
7. 1001/29 Market Street	\$1,500,000	04/03/20	111m2	2	2	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$900 / \$3,910.71

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$2,163.86	\$636.28	\$8,350.82	\$11,150.96
Size	Year Built	Complex/Block	Facilities
159m2	1920	16 / 16	None

Owners Corporation	Chattels
Strata Equity 03 8838 1242	All fixed floor coverings, electric light fittings, blinds, ethanol fireplace, Nobo heaters, fans, Miele dishwasher, integrated sub-zero fridge & freezer, beds in both bedrooms, Miele washing machine & clothes dryer.

Building	Sale Method	Terms
Shocko House	Deadline Sale - 21/12/22 @ 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.