

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	23/243 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	\$450,000	&	\$490,000
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Median sale price

Median price	\$520,000	Property type	Apartment	Suburb	MELBOURNE
Period - From	01/10/21	to	30/09/22	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. 25/24 Little Bourke Street	\$460,000	30/11/22	53m2	1	1	0
2. 36/562 Little Bourke Street	\$485,500	06/09/22	62m2	1	1	0
3. 4/162 Exhibition Street	\$435,000	22/08/22	45m2	1	1	0

This Statement of Information was prepared on: 01/03/2023

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 403/1 Manchester Lane	\$485,000	20/11/21	50m2	1	1	0
5. 608/422 Collins Street	\$505,000	20/04/22	58m2	1	1	0
6. 403/20 McKillop Street	\$475,000	21/04/22	50m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$425 / \$1846.73

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,008.76	\$636.28	\$3,187.75	\$4,832.79

Size	Year Built	Complex/Block	Facilities
55m2	1884	30 / 30	None

Owners Corporation	Chattels
Alliance – 03 9530 3915	All fixed floor coverings, window furnishings, electric light fittings and dishwasher as inspected. Also included in the sale is the refrigerator and washer and dryer combination.

Building	Sale Method	Terms
Merigold on Collins	Deadline Sale - 02/03/23 @ 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.