

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 **159 Errol Street, North Melbourne 3051**
Including suburb & postcode

Indicative selling price

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

Single price **\$799,000** or range between \$ & \$

Median sale price

Median price **\$1,317,000** Property type **House** Suburb **North Melbourne**
Period - From **01/04/2019** to **31/03/2020** 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. 130 Curzon Street, North Melbourne	\$900,000	22/02/2020
2. 18 Mary Street, North Melbourne	\$740,000	23/11/2019
3. 119 Barkly Street, Carlton	\$995,000	18/11/2019

This Statement of Information was prepared on: **15/05/2020**

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

Additional comparable sales	Price	Sale Date	Size (Land / Build) m2	Bed	Bath	Car
4. 183 Melrose Street, Nth Melb	\$900,000	10/08/19	109 / 74	2	1	0
5. 102 Melrose Street, Nth Melb	\$797,000	10/08/19	99 / 72.5	2	1	0
6. 20 Melrose Street, Nth Melb	\$745,000	08/08/19	97 / 111.5	2	1	0

Current Lease Expiry	Current Rental (pw/pcm)	Rental Potential (pw/pcm)
N/A – Vacant	N/A – Vacant	\$600 / \$2607

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1525.56	\$667	\$486	\$2678.56

Size - Land	Size - Building	Complex/Block	Facilities
69m2	55m2	N/A	N/A

Chattels
All fixed floor coverings, electric light fittings, window furnishings.

Building	Sale Method	Terms
Errol Mews	Private Sale	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.