

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	71B/24 Little Bourke Street, MELBOURNE VIC 3000
Including suburb & postcode	

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price	\$789,000	or range between	X	&	X
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Median sale price

Median price	\$495,000	Property type	Apartment	Suburb	Melbourne
Period - From	01/04/22	to	31/03/23	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. 32/38 Manchester Lane	\$720,000	27/07/23	84m2	1	1	0
2. 55/38 Manchester Lane	\$720,000	14/05/23	80m2	1	1	0
3. 5.1/201 Spring Street	\$761,000	24/07/23	83m2	2	1	0

This Statement of Information was prepared on: 18/10/2023

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 3/349 Flinders Lane	\$1,100,000	04/07/23	130m2	2	2	0
5. 511/238 Flinders Lane	\$845,000	08/03/23	84.4m2	2	1	0
6. 34/1 Exhibition Street	\$802,660	05/04/23	82m2	2	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
Yes	N/A	\$575.00 / \$2498.51

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,661.47	\$678.98	\$1,502.28	\$3,842.73

Size	Year Built	Complex/Block	Facilities
120m2	1884	85	Central courtyard, outdoor heated pool & BBQ area

Owners Corporation	Chattels
AOCM Pty Ltd – 03 9863 9100	All fixed floor covering, electric light fittings and window furnishings

Building	Sale Method	Terms
Gordon Place	For 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.