

# 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 36/562 Little Bourke Street, Melbourne VIC 3000  
Including suburb & postcode

### Indicative selling price

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

Single price X or range between \$450,000 & \$490,000

### Median sale price

Median price \$423,000 Property type Apartment Suburb MELBOURNE  
Period - From 01/05/2021 to 30/04/2022 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. 2/24 Little Bourke Street	\$525,000	3/07/22	57m2	1	1	0
2. 502/302 Collins Street	\$521,000	25/06/22	62m2	1	1	0
3. 608/422 Collins Street	\$505,000	20/04/22	58m2	1	1	0

This Statement of Information was prepared on: 17/08/2022

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 403/20-22 McKillop Street	\$475,000	21/04/22	51m2	1	1	0
5. 43/243 Collins Street	\$485,000	20/11/21	50m2	1	1	0
6. 4/27 Flinders Lane	\$510,000	18/11/21	51m2	1	1	0

#### Material Fact to Disclose

Ask Agent

#### Current Rent & Lease Expiry

N/A

#### Rental Potential (pw/pcm)

\$400pw / \$1,738.10

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$990.20	\$636.28	\$3,918.62	\$5,545.10
Size	Year Built	Complex/Block	Facilities
61.2m2	1920's converted in 2000	39/39	None
Owners Corporation	Chattels		
Ace Body Corporate - 03 9885 3719	All fixed floor coverings, electric light fittings, window furnishings, washing machine, dryer, refrigerator & upstairs wardrobe.		
Building	Sale Method	Terms	
Former Sun Electric	Deadline Sale – 06/09/22 @ 2pm	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.