

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 **507/616 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 \$520,000 & \$560,000

Median sale price

Median price \$527,500 Property type Apartment Suburb MELBOURNE
Period - From 01/04/2020 to 31/03/2021 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. 409/118 Russell Street | \$485,000 | 30/04/21 |
| 2. 406/422 Collins Street | \$467,500 | 30/04/21 |
| 3. 7/392 Russell Street | \$505,000 | 20/03/21 |

This Statement of Information was prepared on: 09/07/2021

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

| Additional comparable sales | Price | Sale Date | Size | Bed | Bath | Car |
|----------------------------------|-----------|-----------|------|-----|------|-----|
| 4. 420/422 Collins Street | \$620,000 | 07/10/20 | 63m2 | 2 | 1 | 0 |
| 5. 404/616 Little Collins Street | \$575,000 | 02/06/20 | 72m2 | 2 | 1 | 0 |
| 6. 104/238 Flinders Lane | \$561,000 | 24/05/19 | 70m2 | 2 | 1 | 0 |

| Material Fact to Disclose | Current Rent & Lease Expiry | Rental Potential (pw/pcm) |
|---------------------------|-----------------------------|---------------------------|
| No | N/A | \$475 / \$2063.98 |

Property Outgoing Information (approximately per annum)

| Council Rates | Water Rates | Owners Corporation | Total Fees |
|---------------|-------------|--------------------|------------|
| \$997.77 | \$666.86 | \$5770.46 | \$7435.09 |

| Size | Year Built | Complex/Block | Facilities |
|------|---------------------|---------------|-------------------------|
| 59m2 | 1937 converted 1995 | 44 / 44 | Communal Room Top Floor |

| Owners Corporation | Chattels |
|-----------------------------|---|
| L. R. Reed: 03 8684 8888 | All fixed floor coverings & electric light fittings |

| Building | Sale Method | Terms |
|-----------------------|--------------------------------|----------------------------------|
| Grand City Apartments | Deadline Sale 8/07/21 @ 5.30pm | 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.