

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 **7/365 Little Bourke 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 **\$1,150,000** & **\$1,250,000**

Median sale price

Median price **\$527,500** Property type **Apartment** Suburb **Melbourne**
Period - From **01/04/20** to **31/03/21** Source **REIV**

Comparable property sales (*Delete A or B below as applicable)

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: **11/11/2021**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
1. 3/349 Flinders Lane	\$1,040,000	29/06/2021	172m2	2	2	0
2. 17/50 Bourke Street	\$1,100,000	01/04/2021	-	2	2	1
3. 1229/422 Collins Street	\$880,000	28/05/2021	96m2	2	1	0
4. 101/390 Little Collins Street	\$1,160,000	28/05/2021	149m2	4	2	0
5. 512/238 Flinders Lane	\$1,192,000	17/03/2021	114m2	3	2	1
6. 62/1 Exhibition Street	\$1,325,000	11/11/2020	130m2	3	2	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw / pcm)
No	N/A	\$750pw / \$3258.93

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$2709.59	\$858.73	\$7017.72	\$10,586.04

Size	Year Built	Complex / Block	Facilities
125m2	1887, converted 2000	6/6	N/A

Owners Corporation	Chattels
Ace Body Corp. Ph: 03 9417 1900	All fixed floor coverings, electric light fittings and window furnishings but specifically excluding the pendant light over the dining table

Building	Sale Method	Terms
	Deadline Sale 19.11.2021 @ 12:00pm	10% Deposit - Settlement 30/60 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.