

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
Including suburb & postcode **1225/422 Collins Street, MELBOURNE 3000**

Indicative selling price

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

Single price **X** or range between **\$480,000** & **\$525,000**

Median sale price

Median price **\$515,444** Property type **Apartment** Suburb **MELBOURNE**
Period - From **01/10/2020** to **30/09/2021** 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. 1/117 Hardware Street	\$532,000	04/09/2021
2. 53/140 Flinders St	\$499,000	05/08/2021
3. 18/30 Russell Street	\$450,000	05/09/2021

This Statement of Information was prepared on: **17/12/2021**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 506/422 Collins Street	\$489,000	05/07/2021	58m2	2	1	
5. 303/115 Swanston Street	\$546,100	28/07/2021	51m2	1	1	
6. 2/201 Spring Street	\$485,000	07/06/2021	48m2	1	1	

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$375pw / \$1629.46pcm

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1267.82	\$615.88	\$4496.76	\$6380.46

Size	Year Built	Complex / Block	Facilities
70m2	1924, refurb with 2 extra levels in 2001	219 / 219	None

Owners Corporation	Chattels
LR Reed Ph: 03 8684 8888	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Temple Court	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.