

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 **805/394 Collins Street, Melbourne 3000**
Including suburb & postcode

Indicative selling price

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

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

Median sale price

Median price \$480,000 Property type Unit Suburb Melbourne
Period - From 01/10/18 to 30/09/19 Source REIV

Comparable property sales

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. 807/394 Collins Street, Melbourne	\$485,000	15/11/19
2. 14/1 Exhibition Street, Melbourne	\$530,000	20/09/19
3. 103/29 Market Street, Melbourne	\$530,000	20/09/19

This Statement of Information was prepared on: 22/01/2020

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 10/392 Russell Street	\$510,000	05/10/19	66m2	1	1	0
5. 8/180 Little Collins Street	\$490,000	24/06/19	61m2	1	1	0
6. 513/422 Collins Street	\$460,012	08/12/18	52m2	1	1	0

Current Lease Expiry	Current Rental (pw/pcm)	Rental Potential (pw/pcm)
Vacant	N/A	\$500 / \$2172.62

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,124	\$667	\$11,414	\$13,205

Size	Year Built	Complex/Block	Facilities
57m2	1875 & 1929 converted 2001	81 / 81	N/A

Owners Corporation	Chattels
L R Reed - 03 8684 8888	All fixed floor coverings, electric light fittings and window furnishings

Building	Sale Method	Terms
Treasury on Collins	Forthcoming Auction if not sold prior	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.