

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address  
Including suburb & postcode 1703/480 Collins Street, Melbourne VIC 3000

### Indicative selling price

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

Single price \$269,000 or range between X & X

### Median sale price

Median price \$488,800 Property type Apartment Suburb Melbourne

Period - from 01/04/23 to 31/03/24 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. 904/100 Exhibition Street	\$285,000	05/07/24	50m2	1	1	0
2. 65/20 Bank Place	\$282,000	04/07/24	30.88m2	1	1	0
3. 1212/181 Abeckett Street	\$300,000	01/07/24	39.7m2	1	1	0

This Statement of Information was prepared on: 16/08/24

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 2101/181 A'Beckett Street	\$285,000	23/01/24	36m2	1	1	0
5. 1105/557 Little Lonsdale Street	280,000	01/07/24	42.5m2	1	1	0
6. 506/11 Cohen Place	\$280,000	23/09/23	37m2	1	1	0

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	See Agent	\$475-\$500

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$710.78	\$989.96	\$3,636.08	\$5,336.82

Size	Year Built	# In Complex/Block	Facilities
28m2	1966. Refurbished 1972 & 2005	29	Gym, Sauna, Pool

### Owners Corporation

### Chattels

Australian Owners Corporation  
Management  
P: 03 9863 9100

All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Oaks on Collins	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.