

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 701/390 Little Collins Street , Melbourne VIC 3000

Indicative selling price

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

Single price \$459,000 or range between X & X

Median sale price

Median price \$490,000 Property type Apartment Suburb Melbourne

Period - from 01/07/23 to 30/06/24 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. 503/318 Little Bourke	\$512,000	14/08/24	52m2	1	1	0
2. 1014/422 Collins Street	\$513,000	18/07/24	57m2	1	1	0
3. 24/1 Exhibition Street	\$510,000	06/06/24	62m2	1	1	0

This Statement of Information was prepared on: 10/10/24

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 34/131 La Trobe Street	\$505,000	24/05/24	65m2	1	1	0
5. 214/33 Spencer Street	\$605,000	06/06/24	65m2	1	1	0
6. 301/390 Little Collins Street	\$605,000	06/06/24	65m2	1	1	0

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
Yes	N/A	\$500-\$550pw

Size	Year Built	# In Complex/Block	Facilities
65m2	1939 converted in 1994	41	None

Owners Corporation	Chattels
Fawkner May P: 1300 798 299	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Excelsior	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.