

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 2101/245 City Road, Southbank VIC 3006

Indicative selling price

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

Single price \$580,000 or range between X & X

Median sale price

Median price \$560,000 Property type Apartment Suburb Southbank
Period - from 01/10/22 to 30/09/23 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. 2807/245 City Road	\$622,000	22/01/24	60m2	2	1	1
2. 2504/245 City Road	\$590,000	17/02/24	63m2	2	2	1
3. 3402/245 City Road	\$620,000	10/12/23	64m2	2	2	1

This Statement of Information was prepared on: 04/04/2024

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 3409/151 City Road	\$620,000	19/03/24	79m2	2	2	1
5. 3304/151 City Road	\$600,000	29/02/24	66m2	2	1	1
6. 409/118 Kavanagh Street	\$590,000	08/04/24	75m2	2	1	1

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	\$675pw 04/06/25	\$675-\$725pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,496.69	\$666.40	\$4,897.04	\$7,060.13

Size	Year Built	# In Complex/Block	Facilities
60m2	2019 - 2021	281	Concierge, Infinity Pool, Outdoor Terrace & Lounge, Landscaped BBQ areas, Steam Room, Gym & Bar

Owners Corporation	Chattels
Network Pacific P: 03 9816 4722	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Palladium Tower	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.