

# 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 406/9 Degraves Street, Melbourne VIC 3000  
Including suburb & postcode

### Indicative selling price

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

Single price X or range between \$460,000 & \$490,000

### Median sale price

Median price \$495,000 Property type Apartment Suburb Melbourne  
Period - From 1/4/22 to 31/3/23 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. 110/238 Flinders Lane	\$495,100	12/03/24	57m2	1	1	0
2. 303/318 Little Bourke Street	\$488,800	13/02/24	52m2	1	1	0
3. 1/562 Little Bourke Street	\$490,000	10/01/24	65.5 m2	1	1	0

This Statement of Information was prepared on: 29/04/24

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 503/1 Manchester Lane	\$475,000	26/02/24	54m2	1	1	0
5. 311/9 Degraves Street	\$492,500	26/07/23	63m2	1	1	0
6. 30/562 Little Bourke Street	\$500,000	24/07/23	61m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	\$500 - \$525 pw

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$915.05	\$678.98	\$6,876.98	\$8,471.01

Size	Year Built	Complex/Block	Facilities
56m2	1891	377 / 71	None

Owners Corporation	Chattels
Verticali - 03 9863 9707	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
The Mutual Store Apartments	For 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.