

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
Including suburb & postcode 1/562 Little Bourke Street, MELBOURNE

Indicative selling price

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

Single price X or range between \$450,000 & \$490,000

Median sale price

Median price \$495,000 Property type Apartment Suburb Melbourne
Period - From 01/04/22 to 31/03/23 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. 30/562 Little Bourke Street	\$500,000	24/07/23	61.2m2	1	1	0
2. 9/562 Little Bourke Street	\$490,000	27/06/23	55.5m2	1	1	0
3. 311/9 Degraeves Street	\$492,500	26/07/23	63m2	1	1	0

This Statement of Information was prepared on: 14/11/2023

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 36/562 Little Bourke Street	\$485,500	6/09/22	61.2m2	1	1	0
5. 6/131 La Trobe Street	\$530,000	4/07/23	74m2	1	1	0
6. 214/57 Spencer Street	\$525,000	26/07/23	61.7m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw)
Yes	N/A	\$475.00

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,118.60	\$678.98	\$4,571.01	\$6,368.59

Size	Year Built	Complex/Block	Facilities
65.5m2	1920s refurbished 1987 converted to residential 2000	39/39	None

Owners Corporation	Chattels
Ace Body Corporate (Melbourne CBD)	All fixed floor coverings, electric light fittings, window furnishings & furniture package as stated in the chattels.

Building	Sale Method	Terms
Former Sun Electric Building	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.