

# 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 1006/115 Swanston 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 \$420,000 & \$460,000

### Median sale price

Median price \$465,500 Property type Apartment Suburb Melbourne  
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. 110/238 Flinders Lane	\$495,100	12/03/24	57m2	1	1	0
2. 102/296 Flinders Street	\$418,800	21/02/24	51m2	1	1	0
3. 303/318 Little Bourke Street	\$488,800	13/02/24	52m2	1	1	0

This Statement of Information was prepared on: 22/03/24

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 202/29 Market Street	\$450,000	30/09/23	44m2	1	1	0
5. 1/562 Little Bourke Street	\$450,000	10/01/24	65m2	1	1	0
6. 33/1 Exhibition Street	\$515,000	11/08/24	42m2	1	1	0

### Material Fact to Disclose

No

### Current Rent & Lease Expiry

\$450pw | 30/10/24

### Rental Potential (pw)

\$500-\$525pw

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1002.24	\$594.12	TBC	TBC

Size	Year Built	Complex/Block	Facilities
53.5m2	1924	61	None

### Owners Corporation

DG Strata - 9967 8787

### Chattels

All fixed floor coverings, electric light fittings & window furnishings

### Building

Capitol Apartments

### Sale Method

Deadline Sale – 30/04/24 @ 12pm

### Terms

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.