

# 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 14/53 Millswyn Street, SOUTH YARRA VIC 3141  
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 \$495,000 & \$540,000

### Median sale price

Median price \$596,000 Property type Apartment Suburb South Yarra  
Period - From 01/01/23 to 31/12/23 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. 4/4a Gordon Grove	\$532,500	15/03/24		1	1	1
2. 16/51 Caroline Street	\$550,000	22/02/24		1	1	1
3. 304/6 Murphy Street	\$510,000	22/02/24		1	1	1

This Statement of Information was prepared on: 25/03/24

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 8/53 Millswyn St	\$515,000	23/11/23		1	1	0
5. 12/4a Gordon Grove	\$565,000	16/11/23	60m2	1	1	1
6. 22/17-21 Tivoli Place	\$530,000	08/11/23	57m2	1	1	1

### Material Fact to Disclose

No

### Current Rent & Lease Expiry

N/A

### Rental Potential (pw)

\$500-\$525pw

### Property Outgoing Information (approximately per annum)

Council Rates \$1,108.91 Water Rates \$666.40 Owners Corporation \$3,226.40 Total Fees \$5,001.71

Size TBC Year Built 1993 Complex/Block 15 Facilities None

### Owners Corporation

Turnbull Cook –  
03 8697 0600

### Chattels

All fixed floor coverings, electric light fittings & window furnishings

### Building

-

### 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.