

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 15/1 Exhibition Street, Melbourne VIC 3000

Indicative selling price

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

Single price \$550,000 or range between X & X

Median sale price

Median price \$478,564 Property type Apartment Suburb Melbourne

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. 205/39 Queen Street	\$532,200	11/04/24	61m2	1	1	0
2. 303/318 Little Bourke Street	\$488,800	12/03/24	52m2	1	1	0
3. 110/238 Flinders Lane	\$495,100	13/02/24	57m2	1	1	0

This Statement of Information was prepared on: 17/04/2024

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 73/140 Flinders Street	\$600,000	07/09/23	64m2	1	1	0
5. 8/180 Little Collins Street	\$650,000	04/12/23	61m2	1	1	0
6. 15/390 Russell Street	\$571,000	12/10/23	68.5m2	2	1	0

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

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,147.64	\$594.12	\$5,235.00	\$6,976.76

Size	Year Built	# In Complex/Block	Facilities
62m2	1925. Refurbished, subdivided 1993	24	None

Owners Corporation

Chattels

Excel Strata Managers
P: 03 9894 3077 /
admin@excelstrata.com.au

All fixed floor coverings, electric light fittings & window furnishings

Building

Sale Method

Terms

One Exhibition (Former Vic Cricket Association 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.