

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 204/340 Russell Street, Melbourne VIC 3000
Including suburb & postcode

Indicative selling price

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

Single price X or range between \$495,000 & \$540,000

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. 304/340 Russell Street	\$485,000	16/04/24	48m2	1	1	1
2. 1001/340 Russell Street	\$545,000	26/03/24	61m2	2	1	1
3. 217/57 Spencer Street	\$580,000	24/03/24	61.7m2	1	1.5	1

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. 705/336 Russell Street,	\$663,500	31/08/23	66m2	2	2	1
5. 205/336 Russell Street	\$460,000	07/03/24	60m2	1	1	1
6. 703/340 Russell Street	\$485,000	31/07/23	54m2	1	1	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	\$600-\$650pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,157.37	\$678.98	\$7,596.40	\$9,432.75

Size	Year Built	Complex/Block	Facilities
58m2	1940-1943	96 / 399	Gym, pool, steam room, conference room, gardens & BBQs

Owners Corporation	Chattels
The Knight Alliance - 03 9506 3144	All fixed floor coverings, electric light fittings, window furnishings & refrigerator as inspected

Building	Sale Method	Terms
Deco Tower (Concept Blue)	Deadline Sale – 04/06/24 @ 12pm	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.