

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 2101/245 City Road, Southbank VIC 3006
Including suburb & postcode

Indicative selling price

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

Single price X or range between \$540,000 & \$590,000

Median sale price

Median price \$560,000 Property type Apartment Suburb Southbank
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. 2807/245 City Road	\$622,000	22/01/24	60m2	2	1	1
2. 2504/245 City Road	\$590,000	17/02/24	63m2	2	2	1
3. 3402/245 City Road	\$620,000	10/12/23	64m2	2	2	1

This Statement of Information was prepared on: 04/04/24

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 3409/151 City Road	\$620,000	19/03/24	79m2	2	2	1
5. 3304/151 City Road	\$600,000	29/02/24	66m2	2	1	1
6. 409/118 Kavanagh Street	\$590,000	08/04/24	75m2	2	1	1

Material Fact to Disclose

No

Current Rent & Lease Expiry

N/A

Rental Potential (pw)

TBC

Property Outgoing Information (approximately per annum)

Council Rates

TBC

Water Rates

\$666.40

Owners Corporation

\$4,975.92

Total Fees

TBC

Size	Year Built	Complex/Block	Facilities
60m2	2019 - 2021	281	Concierge, Infinity Pool, Outdoor Terrace & Lounge, Landscaped BBQ areas, Steam Room, Gym & Bar

Owners Corporation

Network Pacific -
03 9816 4722

Chattels

All fixed floor coverings, electric light fittings & window furnishings

Building

Palladium Tower

Sale Method

Deadline Sale 30/04/24 at 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.