

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 23/7 Drewery Lane , 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 \$1,000,000 & \$1,100,000

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. 602/399 Bourke Street	\$1,100,000	22/03/24	68m2	2	2	1
2. 203/258 Flinders Lane	\$925,655	12/03/24	82m2	2	1	0
3. 503/258 Flinders Lane	\$1,041,000	13/11/23	82m2	2	1	0

This Statement of Information was prepared on: 27/03/24

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 16/7 Drewery Lane	\$1,225,000	02/08/23	87m2	2	2	1
5. 33/7 Drewery Lane	\$1,150,000	03/05/23	83m2	2	2	1
6. 17/7 Drewery Lane	\$830,000	03/03/23	84m2	2	2	0

Material Fact to Disclose

Yes

Current Rent & Lease Expiry

N/A

Rental Potential (pw)

\$775-\$825pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,894.00	\$636.28	\$5,180.20	\$7,710.48

Size	Year Built	Complex/Block	Facilities
84m2	Built 1910, top 2 floors added 1938 converted to apartments in 1995	45	Communal Roof Terrace & Garden

Owners Corporation

Teska & Carson -
03 9421 7085

Chattels

All fixed floor coverings, electric light fittings, window furnishings, large pots/plants on balcony, fridge & washing machine

Building

Dovers Printery

Sale Method

Deadline Sale 23/04/24 @ 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.