

# 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 24/1 Exhibition Street, Melbourne VIC 3000  
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 \$550,000 & \$600,000

### Median sale price

Median price \$495,000 Property type Apartment Suburb Melbourne  
Period - From 1/4/22 to 31/3/23 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. 73/140 Flinders Street	\$600,000	7/9/23	64m2	1	1	0
2. 15/390 Russell Street	\$571,000	12/10/23	68.5m2	2	1	0
3. 6/131 La Trobe Street	\$530,000	4/7/23	74m2	1	1	0

This Statement of Information was prepared on: 22/11/23

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 33/1 Exhibition Street	\$515,000	11/8/23	42m2	1	1	0
5. 34/1 Exhibition Street	\$802,660	5/4/23	82m2	2	1	0
6. 105/61 Mackenzie Street	\$634,088	14/4/23	58m2	1	1	1

#### Material Fact to Disclose

No

#### Current Rent & Lease Expiry

N/A

#### Rental Potential (pw)

\$500pw

#### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,147.68	\$678.98	\$5,649	\$7,475.66

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

#### Owners Corporation

Excel Strata Managers  
- 03 9894 3077

#### Chattels

All fixed floor coverings, electric light fittings & window furnishings

#### Building

One Exhibition (Former Vic Cricket Association Building)

#### Sale Method

Deadline Sale 18/12/23 @ 2pm

#### 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.