

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 44/1 Manchester Lane, Melbourne VIC 3000

Indicative selling price

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

Single price X or range between \$440,000 & \$480,000

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. 503/243 Collins St	\$475,000	26/02/24	54m2	1	1	0
2. 303/318 Little Bourke St	\$488,800	13/02/24	52m2	1	1	0
3. 110/238 Flinders Lane	\$495,100	12/03/24	56.9m2	1.5	1	0

This Statement of Information was prepared on: 04/06/24

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 311/9 Degraves Street	\$492,000	26/07/23	63m2	1	1	0
5. 23/243 Collins Street	\$503,000	02/03/23	55m2	1	1	0
6. 43/243 Collins Street	\$485,000	20/11/21	50m2	1	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
TBC	TBC	TBC	TBC

Size	Year Built	# In Complex/Block	Facilities
53	1884	30	None

Owners Corporation	Chattels
Alliance - 03 9530 3915	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Merigold on Collins	Deadline Sale 02/07/24 @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.