

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 705D/336 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 \$590,000 & \$640,000

Median sale price

Median price \$495,000 Property type Apartment Suburb Melbourne
Period - From 01/04/22 to 31/03/22 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. 202/9 Degraeves Street	\$735,000	08/07/23	68m2	2	1	1
2. 807/394 Collins Street	\$617,000	29/04/23	58m2	1	1	0
3. 106/61 Mackenzie Street	\$634,088	14/04/23	51m2	1	1	1

This Statement of Information was prepared on: 18/08/2023

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1/50 Little La Trobe Street	\$795,000	27/01/23	98m2	2	2	1
5. 41/30 La Trobe Street	\$730,000	06/11/22	103m2	2	2	1
6. 29/300 King Street	\$621,500	25/08/22	74m2	2	1	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$650.00 / \$2824.40

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,027.00	\$636.28	\$10,533.53	\$12,196.81

Size	Year Built	Complex/Block	Facilities
66m2	1940-1943	96	Gym, pool, steam room, conference room, gardens and BBQs

Owners Corporation	Chattels
The Knight Alliance – 03 9509 3144	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Deco Tower	Deadline Sale - 12/09/23 @ 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.