

# 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 8/180 Little Collins 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 \$600,000 & \$660,000

### 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\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Sale Date	Size	Bed	Bath	Car
1. 105/61 Mackenzie Street	\$634,088	14/4/23	58m2	1	1	1
2. 33/1 Exhibition Street	\$515,000	11/8/23	42m2	1	1	0
3. 55/38 Manchester Lane	\$720,000	14/5/23	80m2	1	1	0

This Statement of Information was prepared on: 9/11/23

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 807/394 Collins Street	\$617,000	29/4/23	51m2	1	1	0
5. 104/258 Flinders Lane	\$839,000	25/3/23	71m2	1	1	0
6. 15/2 Exhibition Street	\$708,000	15/11/22	59m2	1	1	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw)
Yes	N/A	\$550.00

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,215.53	\$678.98	\$3,396.50	\$5291.01

Size	Year Built	Complex/Block	Facilities
60.9m2	1891, Converted & subdivided in 1995	40	None

Owners Corporation	Chattels
VBCS - 03 8531 8100	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Georges Apartments	Deadline Sale 11/12/23 2:00pm	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.