

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 **35/24 Little Bourke Street, Melbourne 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 **\$555,000** Property type **Apartment** Suburb **Melbourne**

Period - From **01/10/2020** to **31/12/2020** Source **REIV**

Comparable property sales (*Delete A or B below as applicable)

B* 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	Date of sale
1. 203/118 Russell Street	\$750,000	04/12/20
2. 404/166 Flinders Street	\$680,000	18/11/20
3. 12/61 Mackenzie Street	\$735,000	16/01/16

This Statement of Information was prepared on: **24/02/2021**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 53/24 Little Bourke Street	\$587,000	07/01/20	66m2	2	2	0
5. 57/24 Little Bourke Street	\$570,000	19/12/19	86m2	2	1	0
6. 58/24 Little Bourke Street	\$600,000	12/12/19	74m2	2	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
N/A	N/A	\$500 / \$2,172.62 (Covid Adj.)

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1304.13	\$1004.14	\$6637.98	\$8946.25

Size	Year Built	Complex/Block	Facilities
113m2	1884	85 / 85	Central courtyard, outdoor heated pool & BBQ area

Owners Corporation	Chattels
Eagle Strata Services - 03 9663 2888	All fixed floor coverings, electric light fittings and window furnishings

Building	Sale Method	Terms
Gordon Place	Deadline Sale – 29/03/21 at 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.