

# 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 **1409/225 Elizabeth 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 **\$390,000** & **\$430,000**

### Median sale price

Median price **\$510,000** Property type **Apartment** Suburb **Melbourne**  
Period - From **01/10/2019** to **30/09/2020** 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	Date of sale
1. 1907/27 Little Collins Street	\$405,000	24/08/2020
2. 2102/22 Jane Bell Lane	\$425,000	19/08/2020
3. 815/422 Collins Street	\$474,000	14/08/2020

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. 1403/668 Bourke Street	\$453,000	06/04/20	50m2	1	1	1
5. 3301/36 La Trobe Street	\$465,000	12/03/20	43m2	1	1	0
6. 1201/250 Elizabeth Street	\$460,000	11/10/19	59m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
Yes - Ask Agent	N/A - Vacant	\$350 / \$1520.83 (COVID adj.)

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$892.20	\$646.74	\$4018.32	\$5557.26

Size	Year Built	Complex/Block	Facilities
59m2	1974 renovated in 2001	134 / 134	Gym

Owners Corporation	Chattels
OC Management Solutions	All fixed floor coverings, electric light fittings and window furnishings.

Building	Sale Method	Terms
Nova Apartments	Private Sale	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.