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 | 2611/668 Bourke Street, Melbourne VIC 3000 |
|---|---|

**Indicative selling price**

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

| Single price | X | or range between | $570,000 | & | $625,000 |
|---|---|---|---|---|---|

**Median sale price**

| Median price | $469,000 | Property type | Apartment | Suburb | Melbourne |
|---|---|---|---|---|---|
| Period - from | 01/07/24 | to | 30/06/25 | 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. 2703/668 Bourke Street | $600,000 | 07/05/25 | 81m2 | 2 | 1 | 1 |
| 2. 906/668 Bourke Street | $610,000 | 08/07/25 | 73m2 | 2 | 1 | 1 |
| 3. 707/181 Exhibition Street | $601,000 | 19/08/25 | 81m2 | 2 | 1 | 1 |

This Statement of Information was prepared on: 15/10/25

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

| Additional comparable sales | Price | Sale Date | Size | Bed | Bath | Car |
|---|---|---|---|---|---|---|
| 4. 1409/668 Bourke Street | $550,000 | 15/09/25 | 70m2 | 2 | 1 | 1 |
| 5. 2306/668 Bourke Street | $615,000 | 14/08/25 | 78m2 | 2 | 2 | 1 |
| 6. 608/668 Bourke Street | $610,000 | 01/05/25 | 73m2 | 2 | 2 | 1 |

| Material Fact to disclose | Current Rent & Lease Expiry | Rental Potential (pw) |
|---|---|---|
| Yes - Construction | N/A | $750 - $775pw |

**Property Outgoing Information (approximately per annum)**

| Council Rates | Water Rates | Owners Corporation | Total Fees |
|---|---|---|---|
| $1,710.25 | $737.04 | $9,124.92 | $11,572.21 |

| Size | Year Built | # In Complex/Block | Facilities |
|---|---|---|---|
| 81m2 | 2002 | 302 / 302 | BBQ Area, Gym, Pool, Tennis Court |

| Owners Corporation | Chattels |
|---|---|
| MICM - Southbank<br>P: 03 9697 8800 | All fixed floor coverings, electric light fittings & window furnishings |

| Building | Sale Method | Terms |
|---|---|---|
| City Point on Bourke Apartments | Deadline Sale 11/11/25 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.*